

FOR LEASE

5.3 Acres of Industrial Land
with 65,000 SF of Buildings

11473 Penrose St | Sun Valley, CA 91352

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Property Highlights



~65,000 SF of Building Area



Oversized Land Area of Approx.
230,411 SF (~5.3 Acres)



Excellent for RV / Bus / Vehicle
Yard, Contractor's Yard,
Outside Storage Needs



Immediate 5 Freeway Access,
Great Valley Location



Fully Fenced & Secure



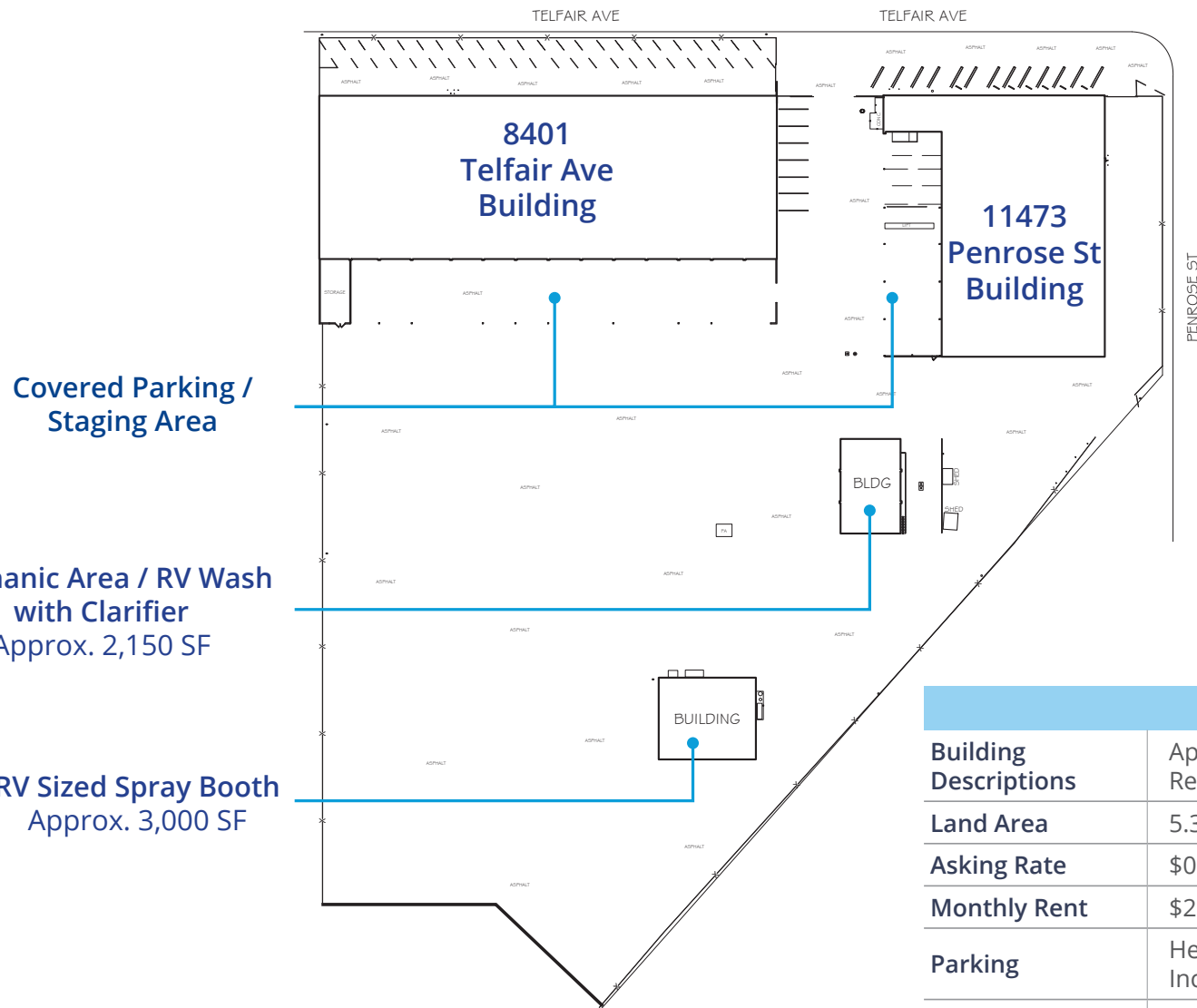
Vehicle Wash Area, RV Sized Spray
Booth, Mechanic Building / Storage



Recently Refurbished Offices in
Great Condition



Site Plan & Specifications



Specifications

Building Descriptions	Approx. ~65,000 SF of Buildings On-Site with Refurbished Offices in Great Conditions
Land Area	5.3 Acres / 230,411 SF
Asking Rate	\$0.88 PSF Gross
Monthly Rent	\$202,800
Parking	Heavy Parking and / or Large Yard Area Including a Separate / Gated Parking for Employees
Yard	Fenced and Paved
Zoning	LAM1
Possession	Call Broker
To Show	Call Broker



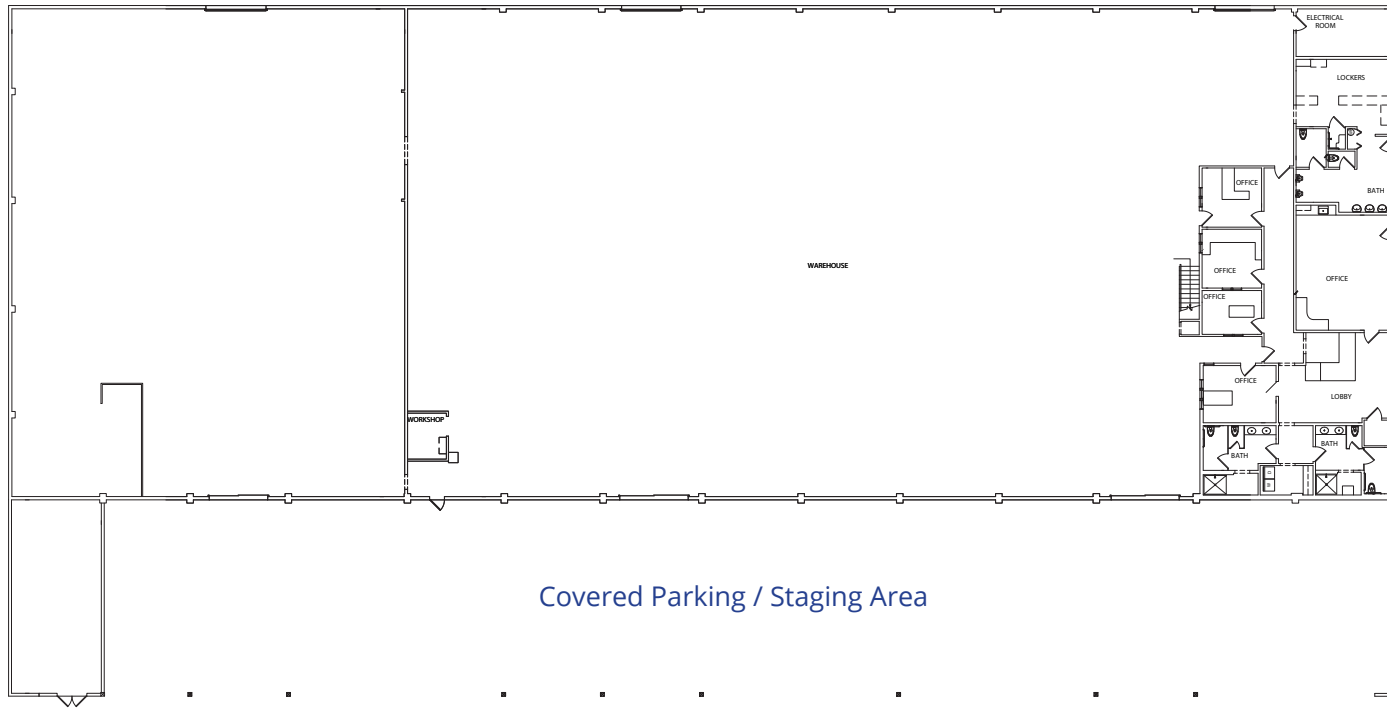
Building Specifications 8401 Telfair Ave

Building Description	~28,000 SF, plus ~11,200 SF Covered Parking / Staging Area
Office SF	~3,500
Clear Height	14', Clear Span
Loading	8 Ground Level Doors
Power	600A, 120/208V, 3Ph, 3W
Sprinklered	Yes



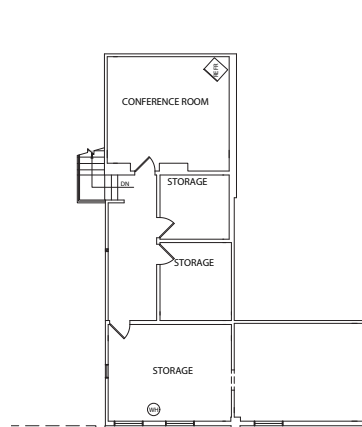
Mechanic Area / RV Wash with Clarifier

Layout | 8401 Telfair Ave

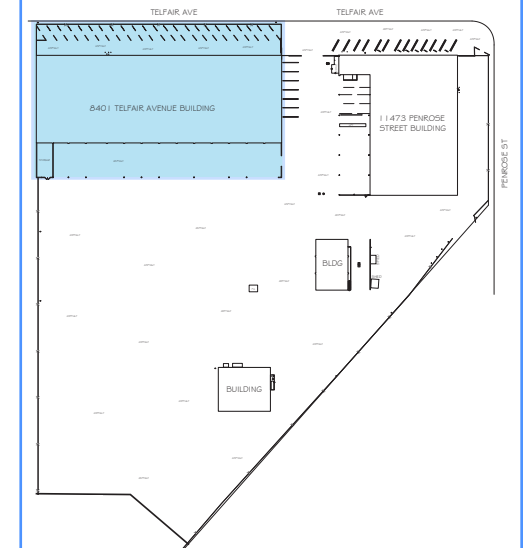


Covered Parking / Staging Area

2nd Floor



Site Plan



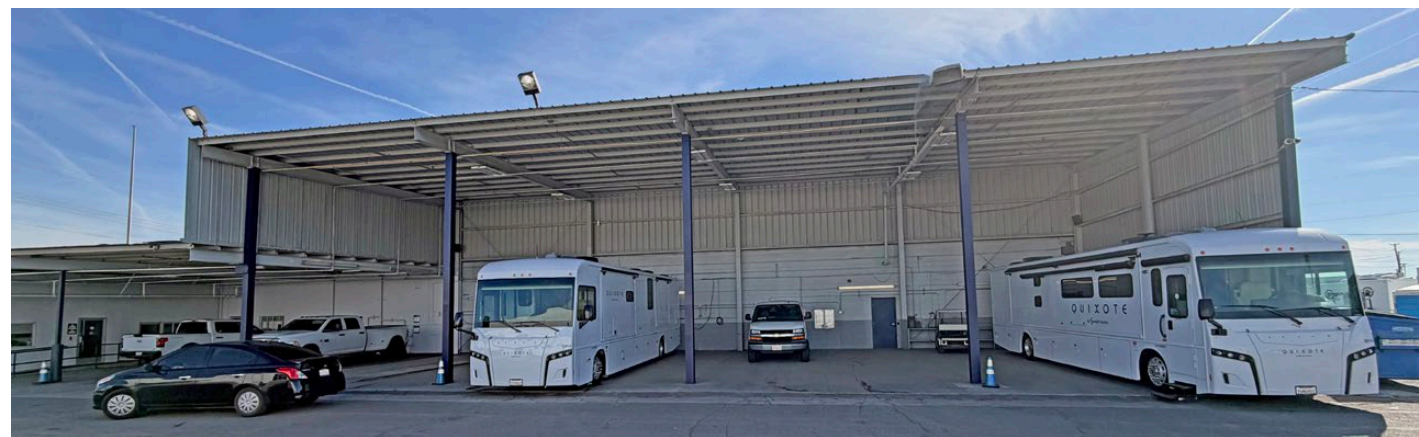
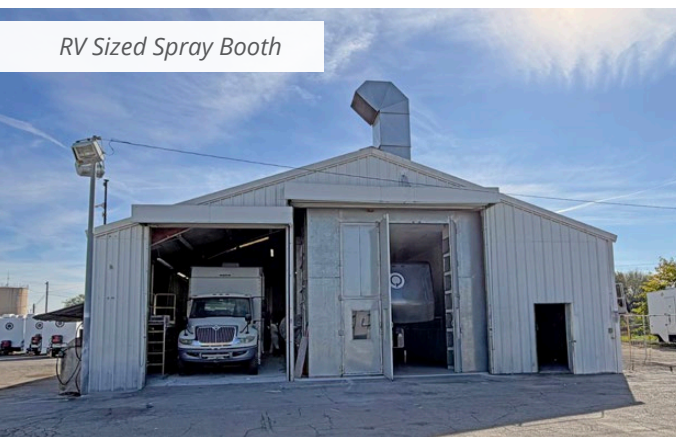


Building Specifications 11473 Penrose St

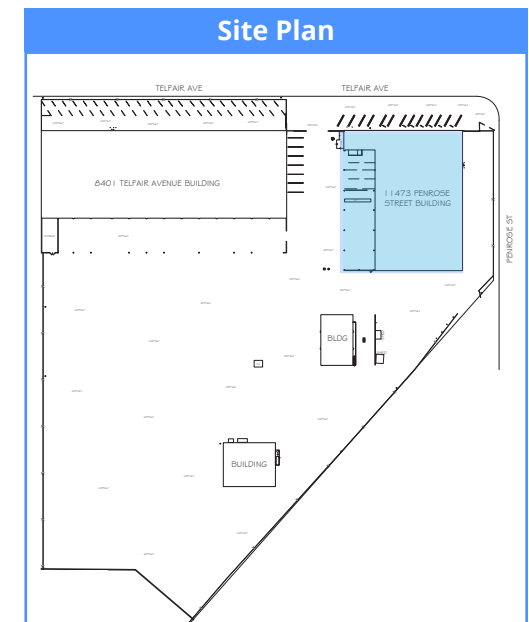
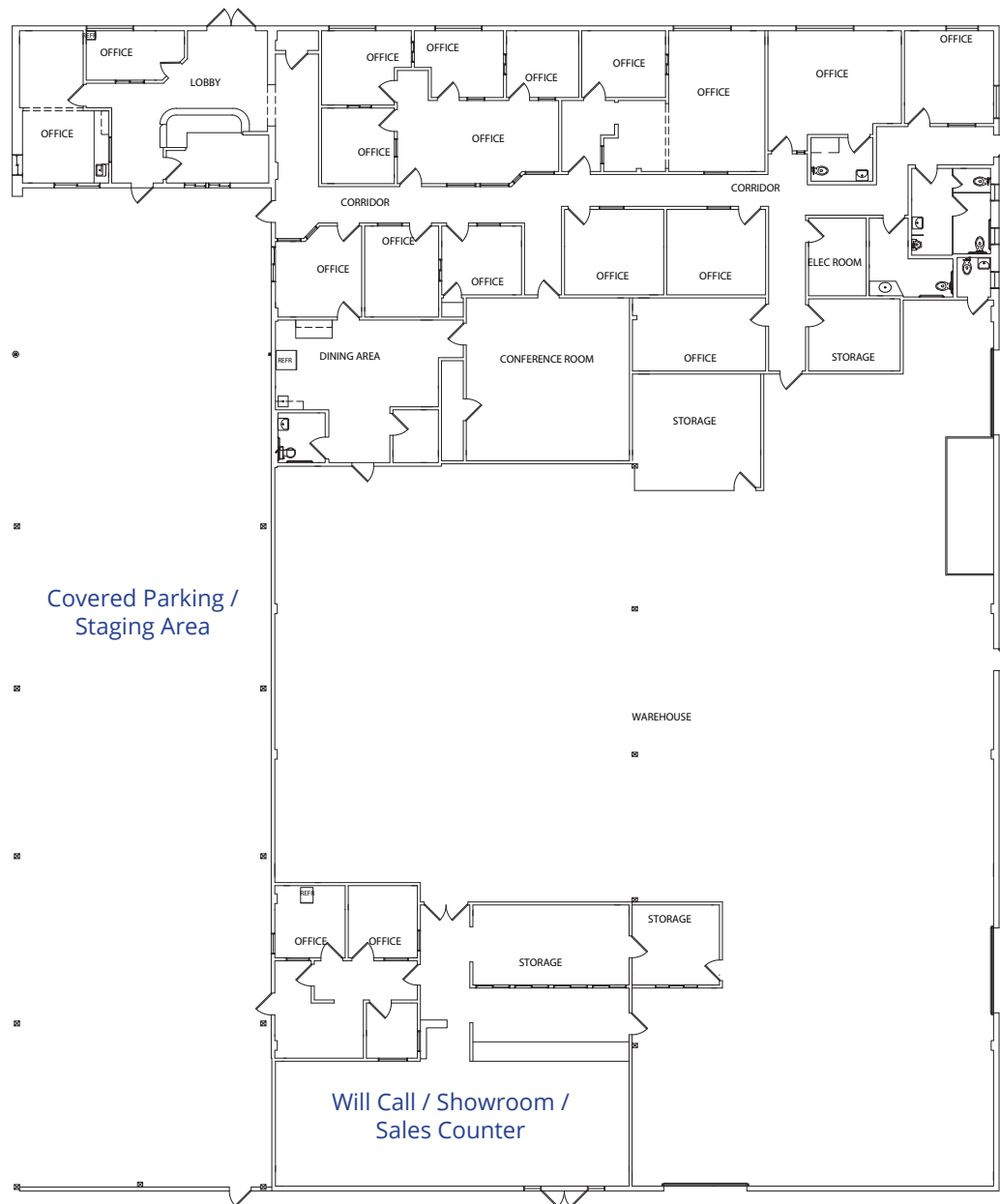
Building Description	~16,830 SF, plus ~5,780 SF Covered Parking / Staging Area
Office SF	~6,500
Clear Height	11', Bow Truss
Loading	4 Ground Level Doors
Power	200A, 240V, 3Ph, 3W 400A, 480V, 3Ph, 3W
Sprinklered	Yes



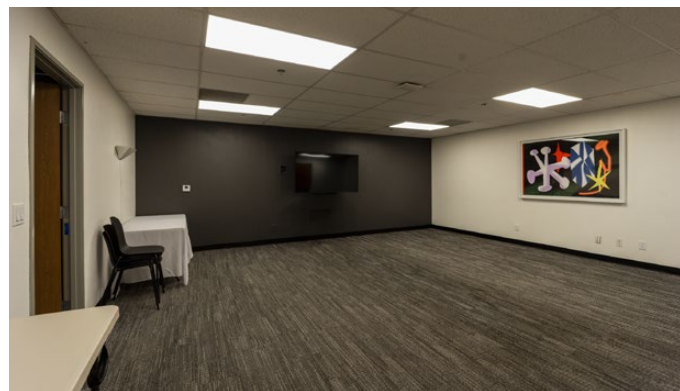
RV Sized Spray Booth

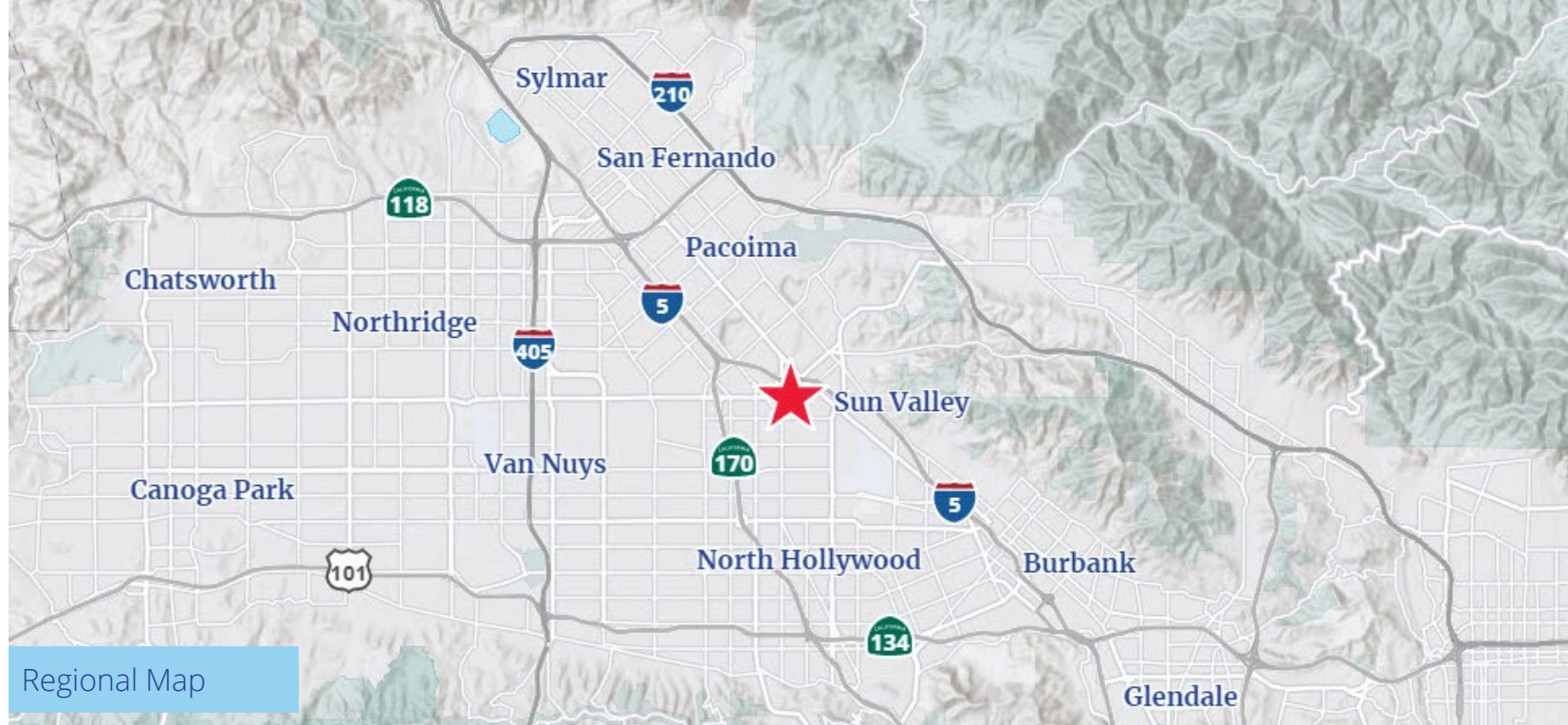


Layout | 11473 Penrose St

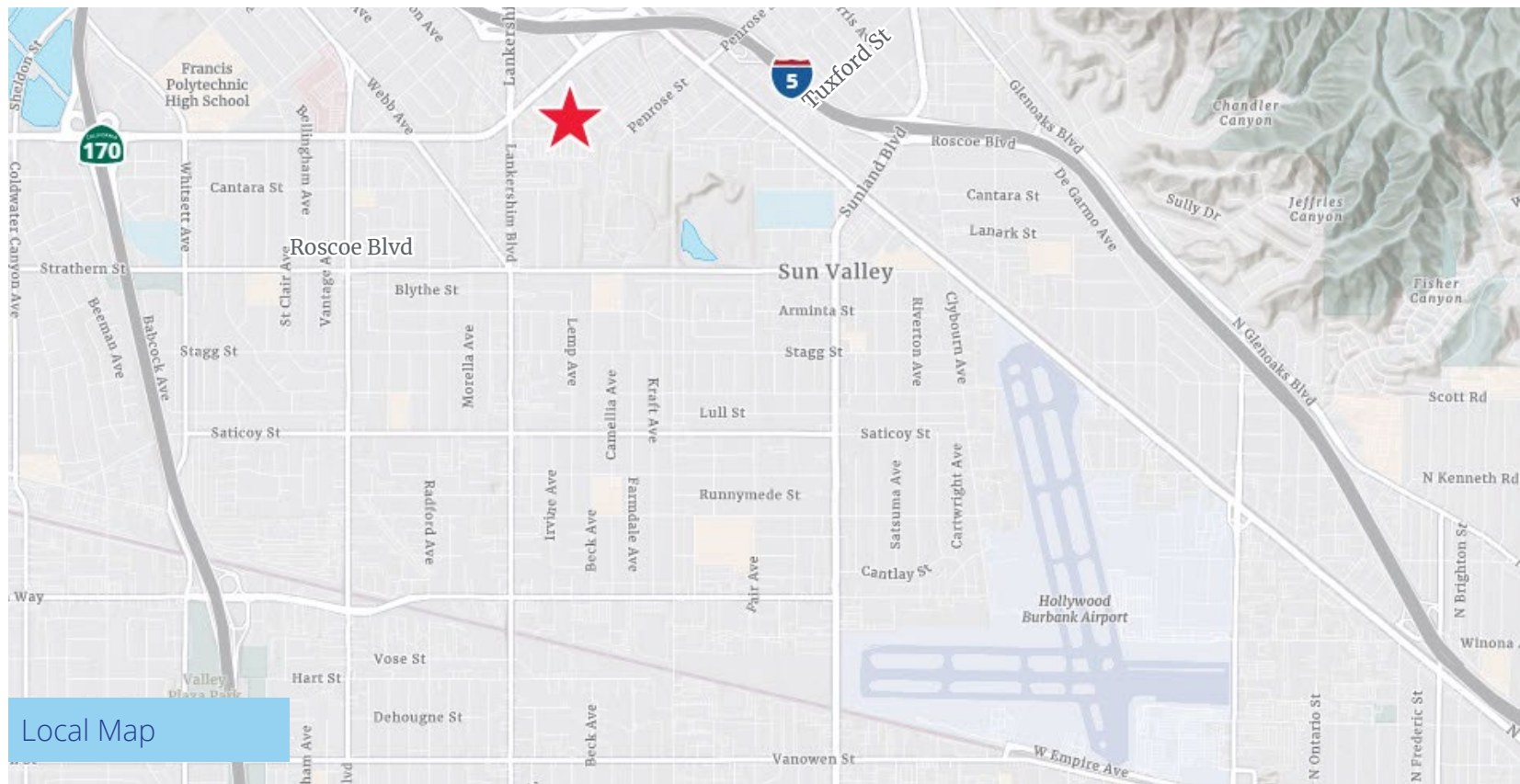


Photos | Recently Refurbished Offices





Regional Map



Local Map

Location Maps



Contact Info

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