



## FOR LEASE

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

11473 Penrose St | Sun Valley, CA 91352

**David Harding**  
License No. 01049696  
+1 818 334 1880  
[David.Harding@colliers.com](mailto:David.Harding@colliers.com)

**Greg Geraci**  
License No. 01004871  
+1 818 334 1844  
[Greg.Geraci@colliers.com](mailto:Greg.Geraci@colliers.com)

**Matt Dierckman**  
License No. 01301723  
+1 818 334 1870  
[Matt.Dierckman@colliers.com](mailto:Matt.Dierckman@colliers.com)

**Billy Walk**  
License No. 01398310  
+1 818 334 1898  
[William.Walk@colliers.com](mailto:William.Walk@colliers.com)

**Kevin Carroll**  
License No. 02078759  
+1 818 334 1892  
[Kevin.Carroll@colliers.com](mailto:Kevin.Carroll@colliers.com)

# 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



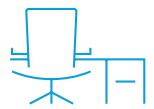
Immediate 5 Freeway Access,  
Great Valley Location



Fully Fenced & Secure



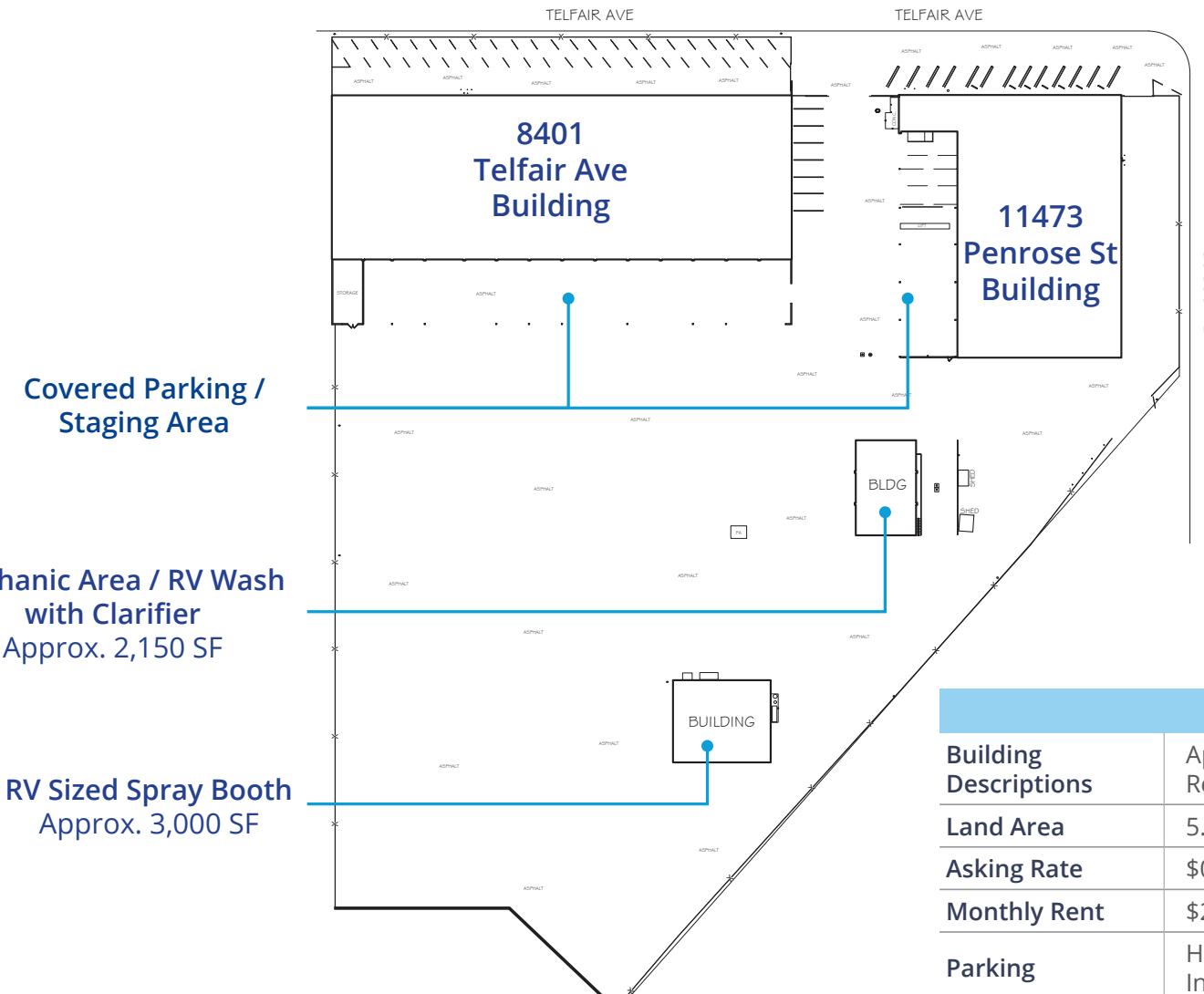
Vehicle Wash Area, RV Sized Spray  
Booth, Mechanic Building / Storage



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

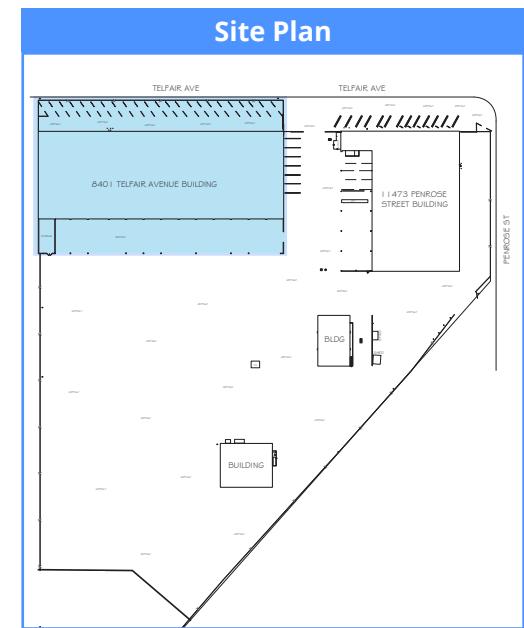
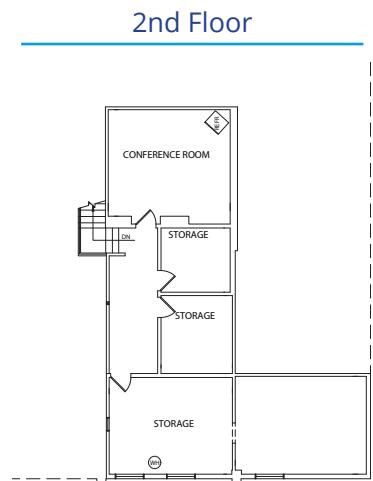
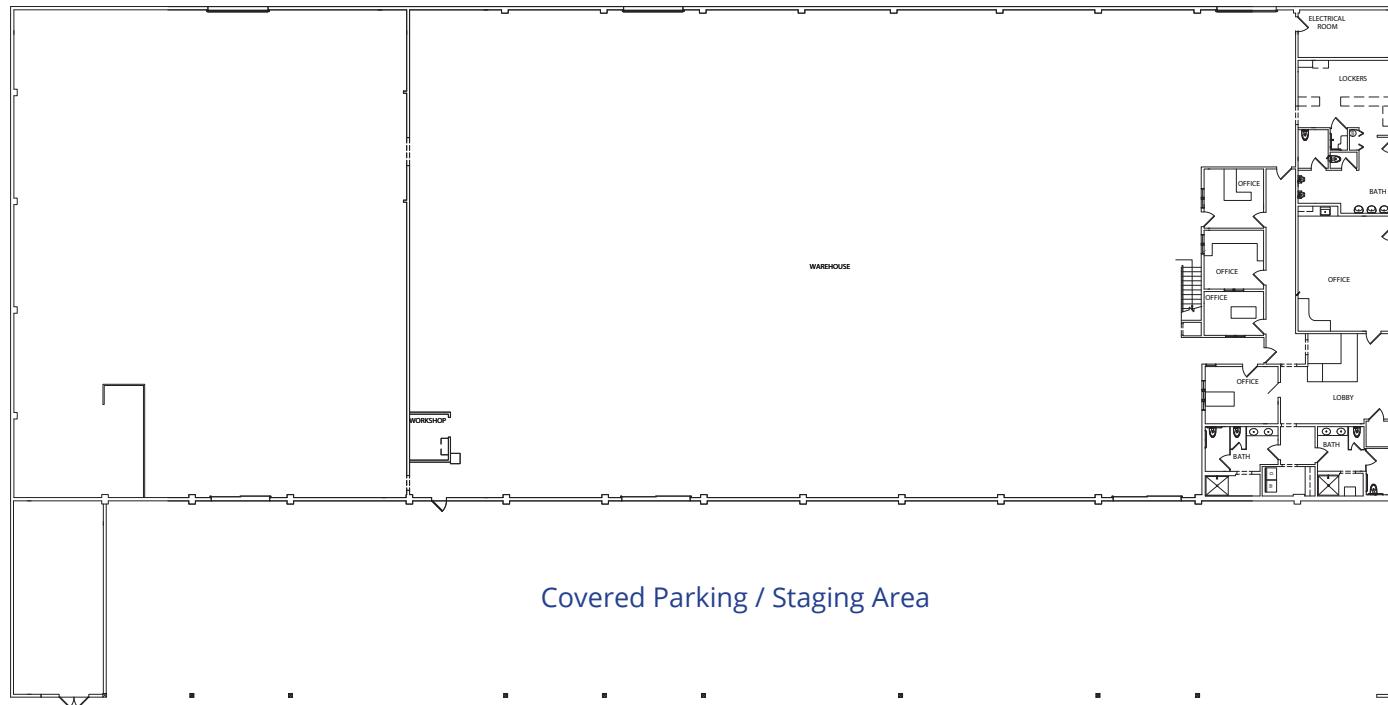
## Building Specifications 8401 Telfair Ave

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



Mechanic Area / RV Wash with Clarifier

# Layout | 8401 Telfair Ave





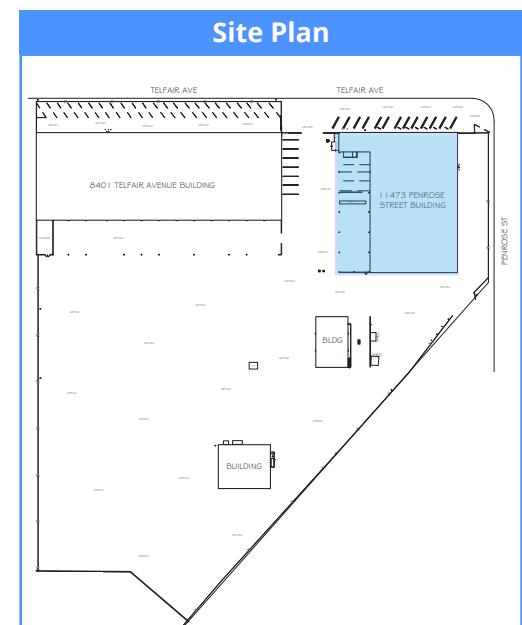
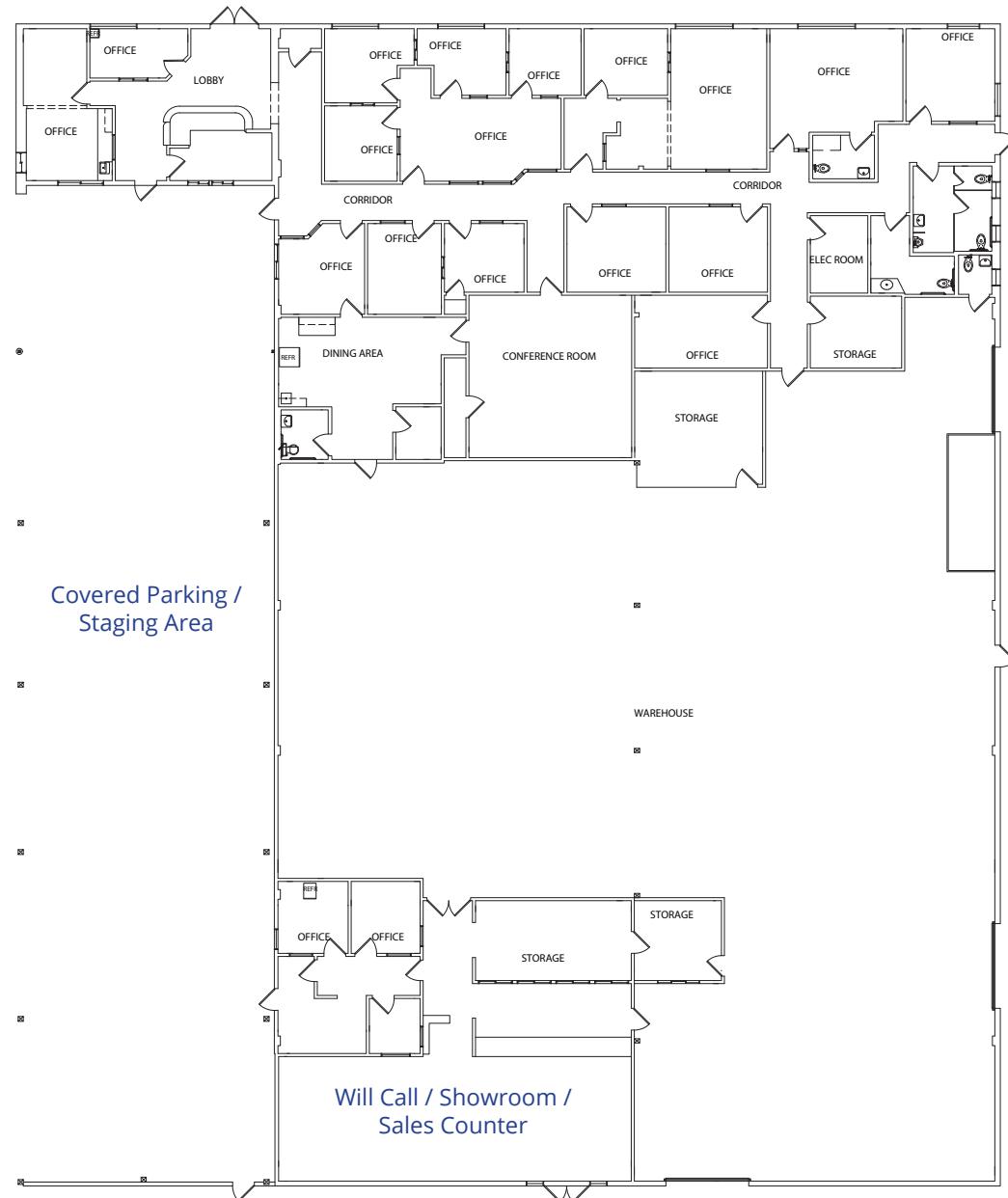
## Building Specifications 11473 Penrose St

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

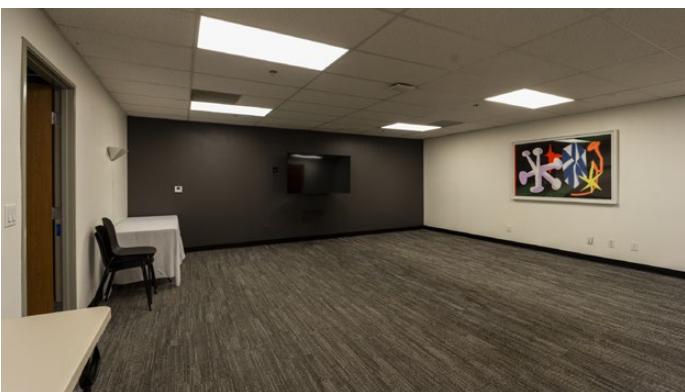
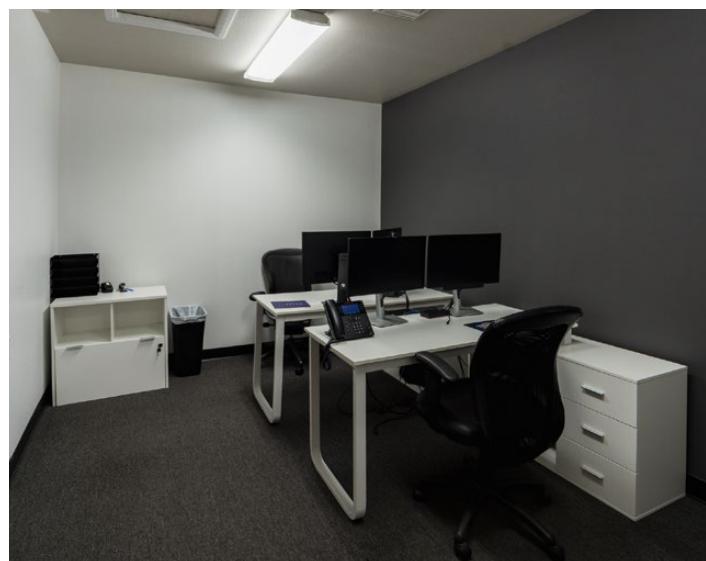
RV Sized Spray Booth



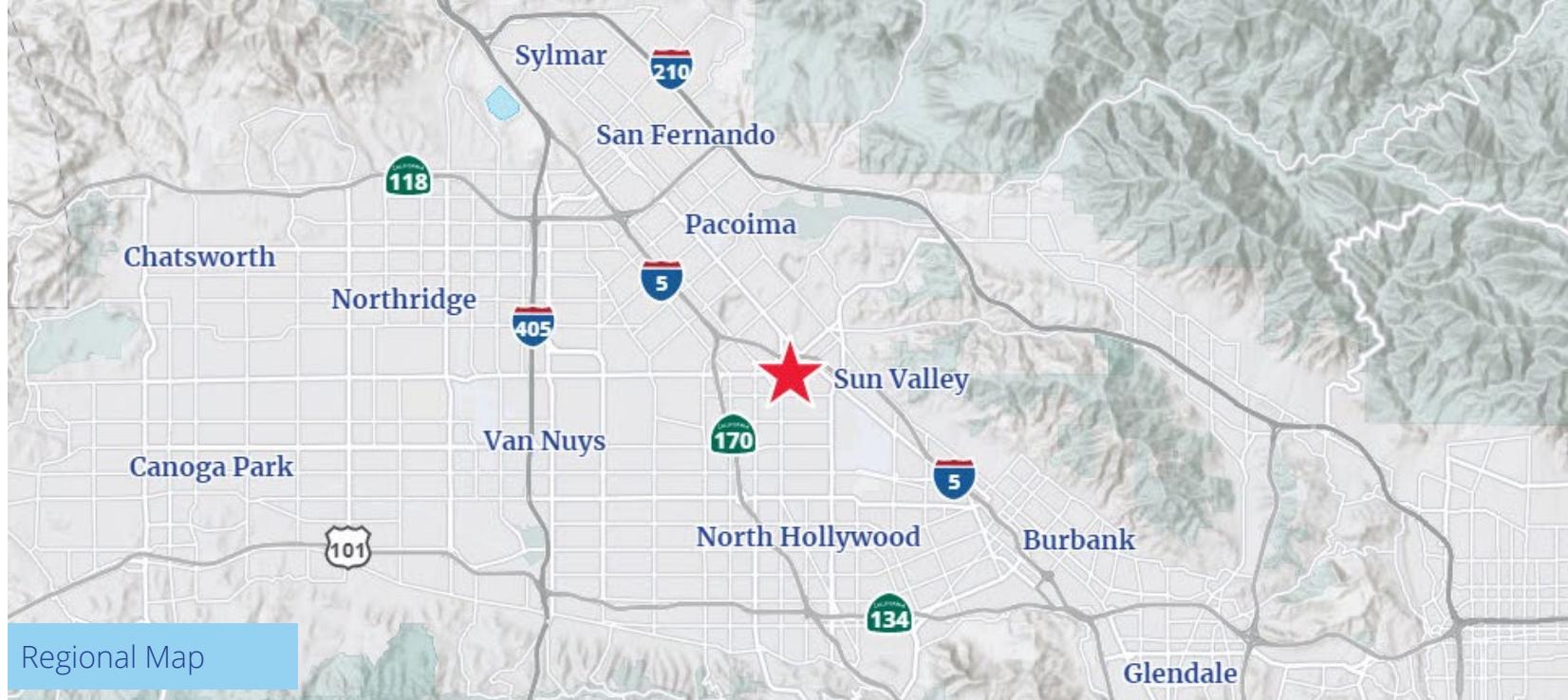
# Layout | 11473 Penrose St



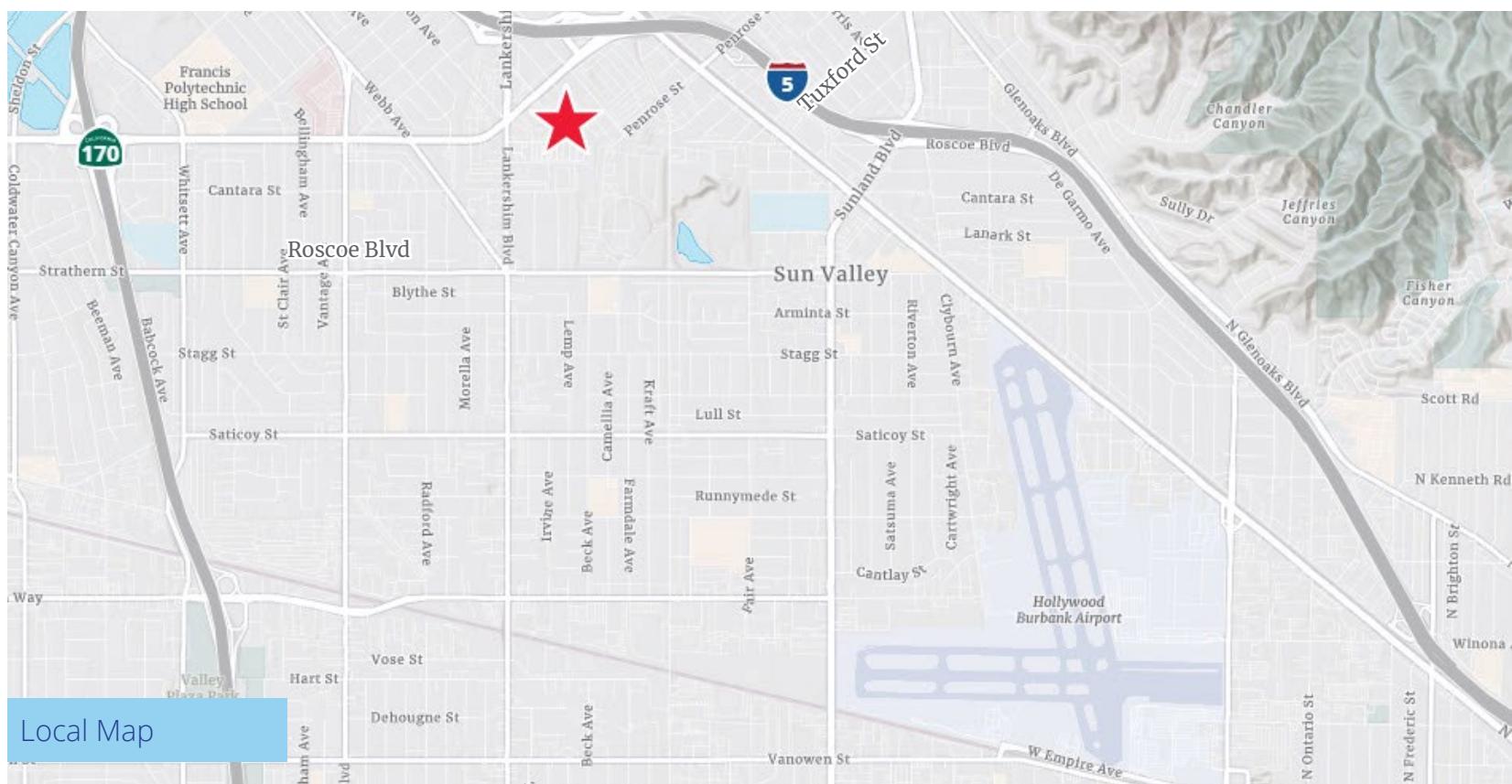
# Photos | Recently Refurbished Offices



# Location Maps



Regional Map



Local Map



Accelerating success.

#### Contact Info

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**Colliers**  
505 N Brand Blvd  
Suite 1120  
Glendale, CA 91203  
[www.colliers.com](http://www.colliers.com)

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