



11581 RINCON AVE, SAN FERNANDO, CA 91340

Vehicle Rentals, Vehicle Sales



FOR LEASE

OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is pleased to present an exceptional leasing opportunity at 11581 Rincon Avenue, San Fernando, CA 91340. This freestanding industrial/commercial property offers an ideal combination of functionality, accessibility, and visibility in one of the San Fernando Valley's established industrial corridors.

The property features a versatile building with a private office layout, making it well suited for a variety of industrial, warehouse, distribution, manufacturing, contractor, and service-related users. Situated on a large parcel, the site provides ample on-site parking and generous outdoor space to accommodate daily business operations and fleet vehicles.

Strategically located just minutes from Interstate 5, the property offers convenient access to the I-5, SR-118, and I-405 Freeways, allowing for efficient transportation throughout the San Fernando Valley and the greater Los Angeles region. Its prominent corner location near Laurel Canyon Boulevard provides excellent street visibility, strong signage exposure, and easy ingress and egress. This is an outstanding opportunity for businesses seeking a highly functional and well-located industrial facility with excellent freeway connectivity, abundant parking, and exceptional visibility in a strong commercial market.

PROPERTY TYPE

Vehicle Rentals, Vehicle Sales

BUILDING

484 SF

LOT

13,865 SF

YEAR BUILT

1991

ZONING

LAC2



PROPERTY HIGHLIGHTS

- **Prime location** with immediate access to the I-5 Freeway
- **Excellent connectivity** to the I-5, SR-118, and I-405 Freeways
- **Freestanding commercial building** featuring a private office layout
- **High-visibility corner location** along heavily traveled Laurel Canyon Boulevard
- **Expansive lot** offering abundant on-site parking and outdoor functionality



*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

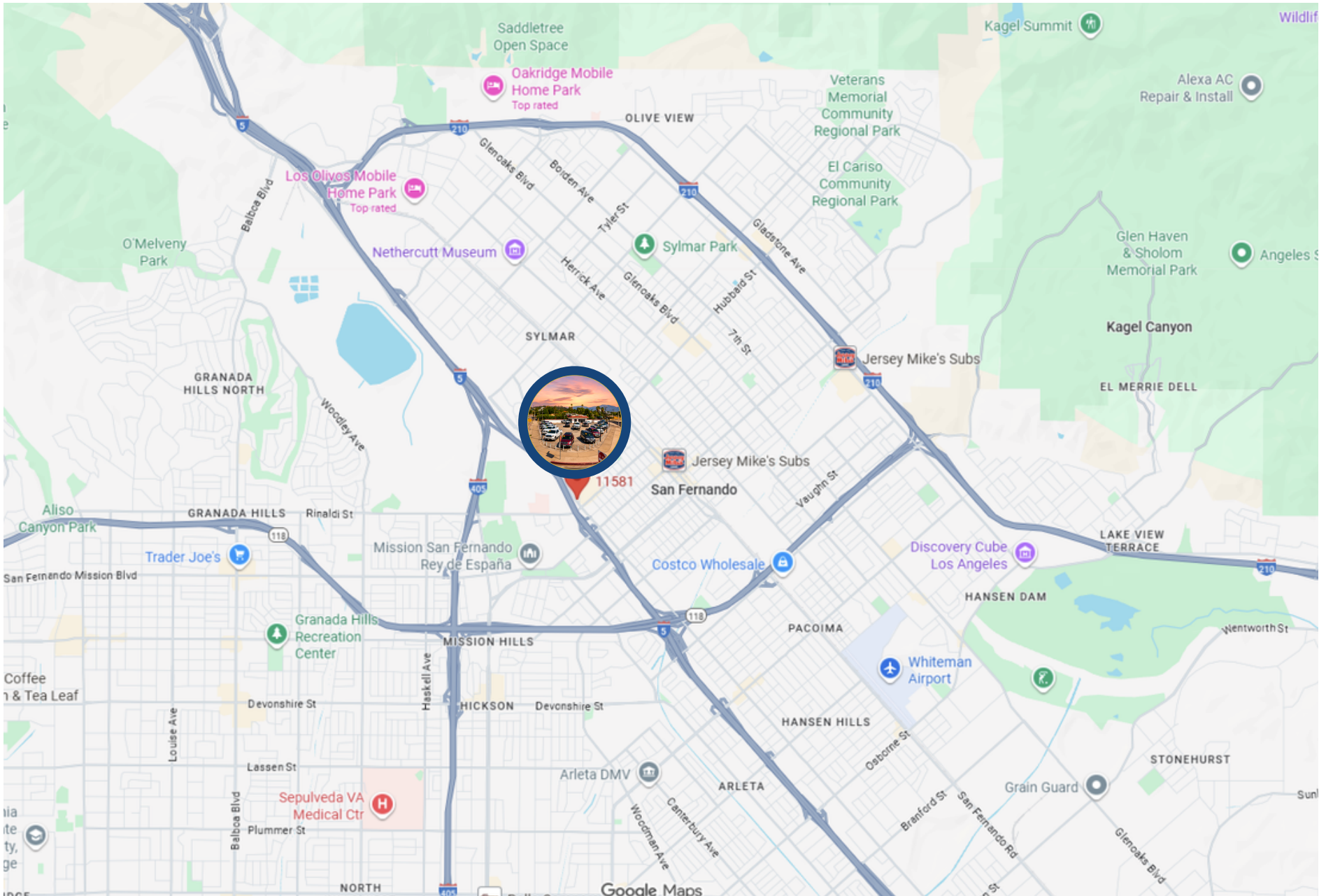
PROPERTY PHOTOS





STRATEGICALLY POSITIONED JUST OFF INTERSTATE 5 NEAR LAUREL CANYON BOULEVARD, THIS PROPERTY OFFERS EXCELLENT FREEWAY ACCESS, STRONG STREET VISIBILITY, AND A PRIME LOCATION WITHIN SAN FERNANDO'S ESTABLISHED INDUSTRIAL AND COMMERCIAL CORRIDOR.

LOCATION MAP





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