

9420 TELFAIR AVENUE

SUN VALLEY | CALIFORNIA

30,072 SF Industrial
For Sale or For Lease



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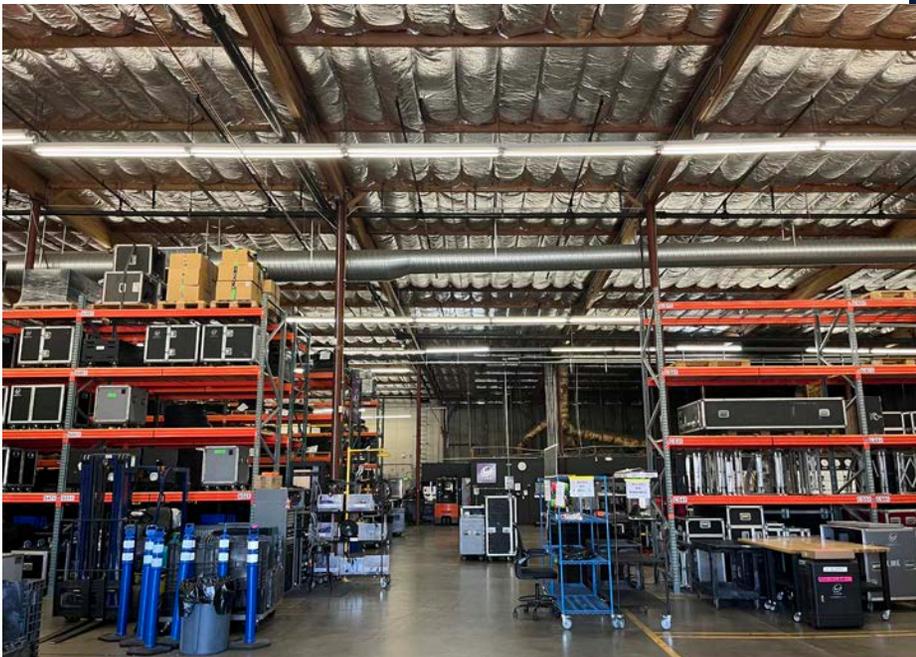
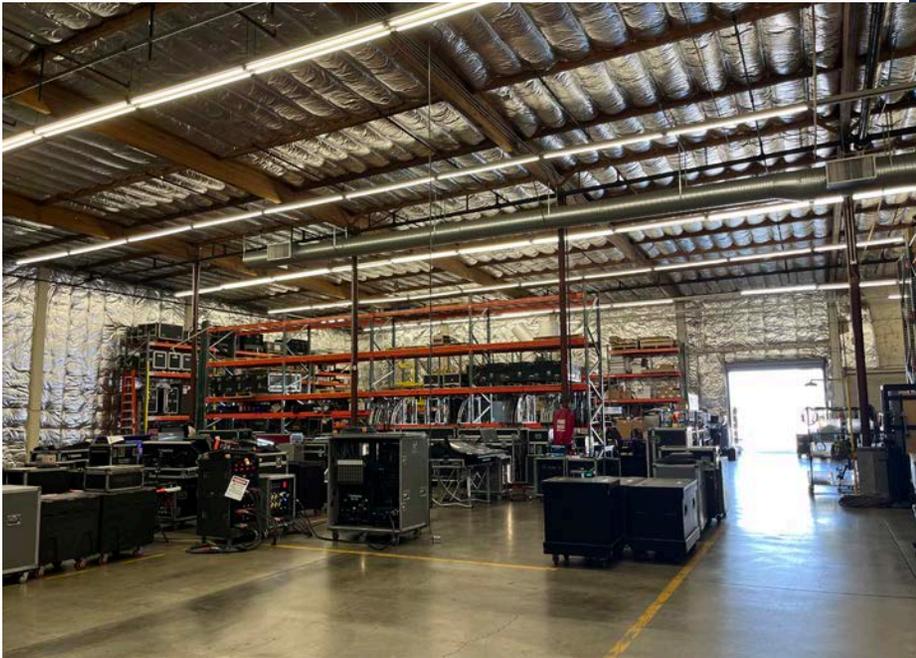
Building Specs

APN	2629-006-004
Lot Size	1.41 acres 61,420 SF
Zoning	MR2
Building Size	30,072 SF
Office Size	4,005 SF
Clear Height	22 to 24-feet
Power	600 Amps 120/208 Volts 3 phase
Loading	4 dock high positions 1 ground level loading door
Sprinklered	Yes
Parking	47 spaces
Year Built	1971
Special Features	HVAC throughout warehouse Building is fully insulated Private, fenced yard
Location	Immediate access to Interstate 5

Offering Summary

Purchase Price	\$9,623,040 \$320.00 psf
Lease Rate	\$39,094 NNN per month \$1.30 NNN psf per month OpEx: \$0.24 psf per month

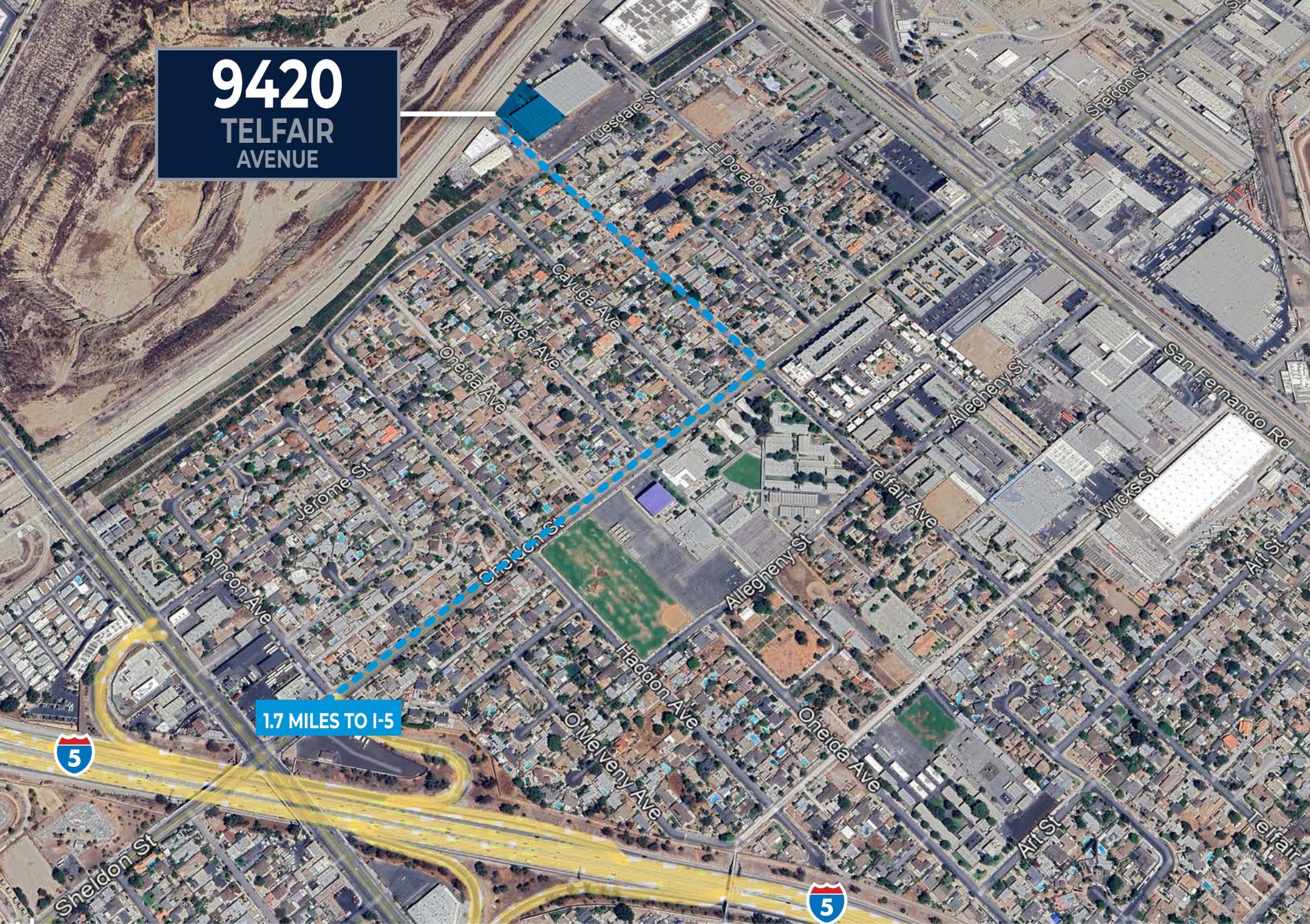




Site Plan



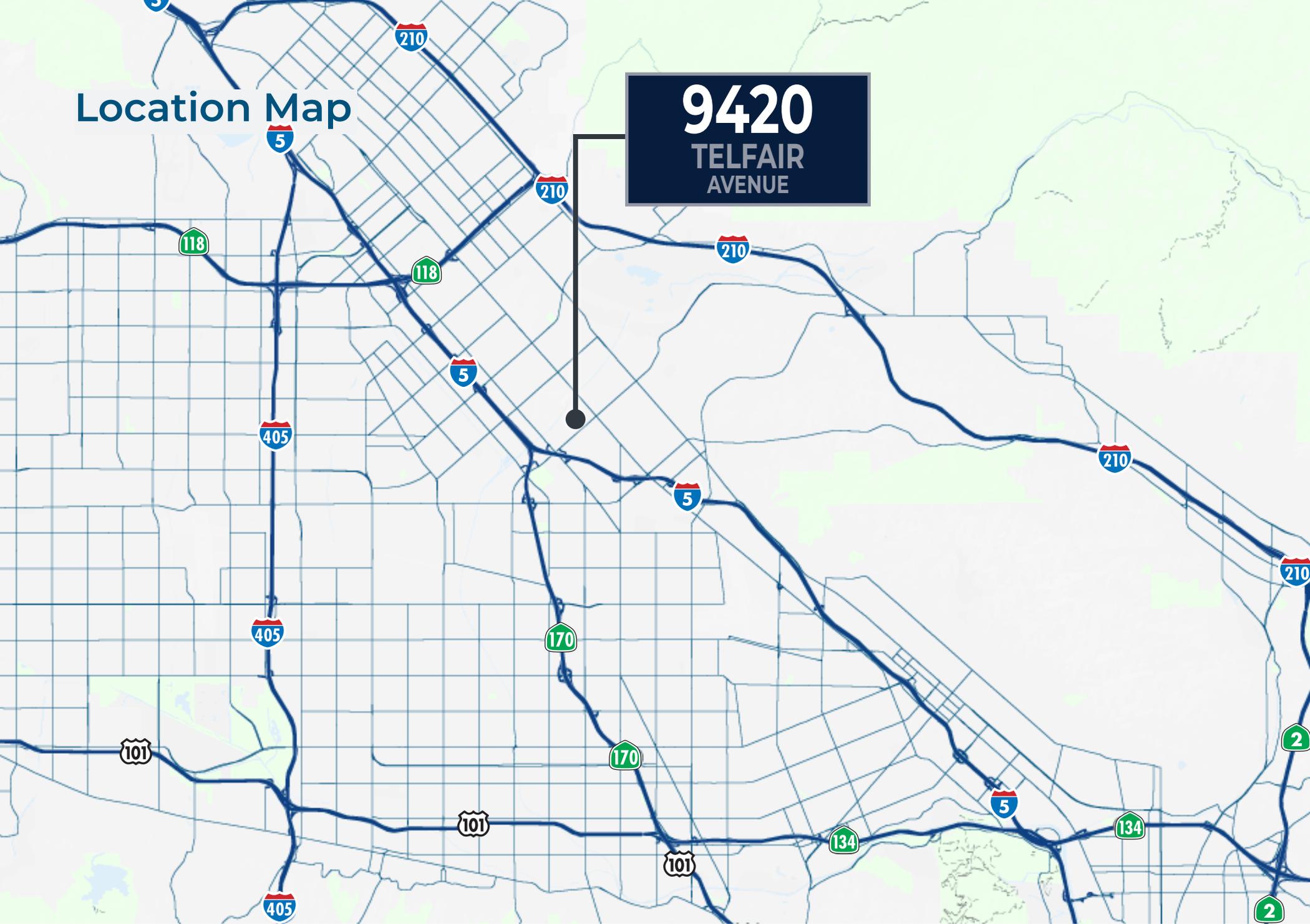
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1.7 MILES TO I-5

Location Map

9420
TELFAIR
AVENUE



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JOHN DeGRINIS, SIOR

VICE CHAIRMAN

t 818-921-8529

john.degrinis@nmrk.com

CA RE Lic. #00918958

PATRICK DuROSS, SIOR

VICE CHAIRMAN

t 818-921-8530

patrick.duross@nmrk.com

CA RE Lic. #01461031

JEFF ABRAHAM, SIOR

EXECUTIVE MANAGING DIRECTOR

t 818-921-8528

jeff.abraham@nmrk.com

CA RE Lic. #01830909

JAVIER GALVAN

ASSOCIATE DIRECTOR

t 818-921-8532

javier.galvan@nmrk.com

CA RE Lic. #02116539



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