



# For Lease or Sale

19,105 SF Food Processing Facility

2021 1st St

San Fernando, CA 91340



Accelerating success.

**Billy Walk**

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# Building Highlights



FDA & SQF Certified Facility



8,100 SF of Refrigerated Area



Processing / Cooling / Freezer & Kitchen Areas



Dock High & Ground Level Loading



Fenced Yard

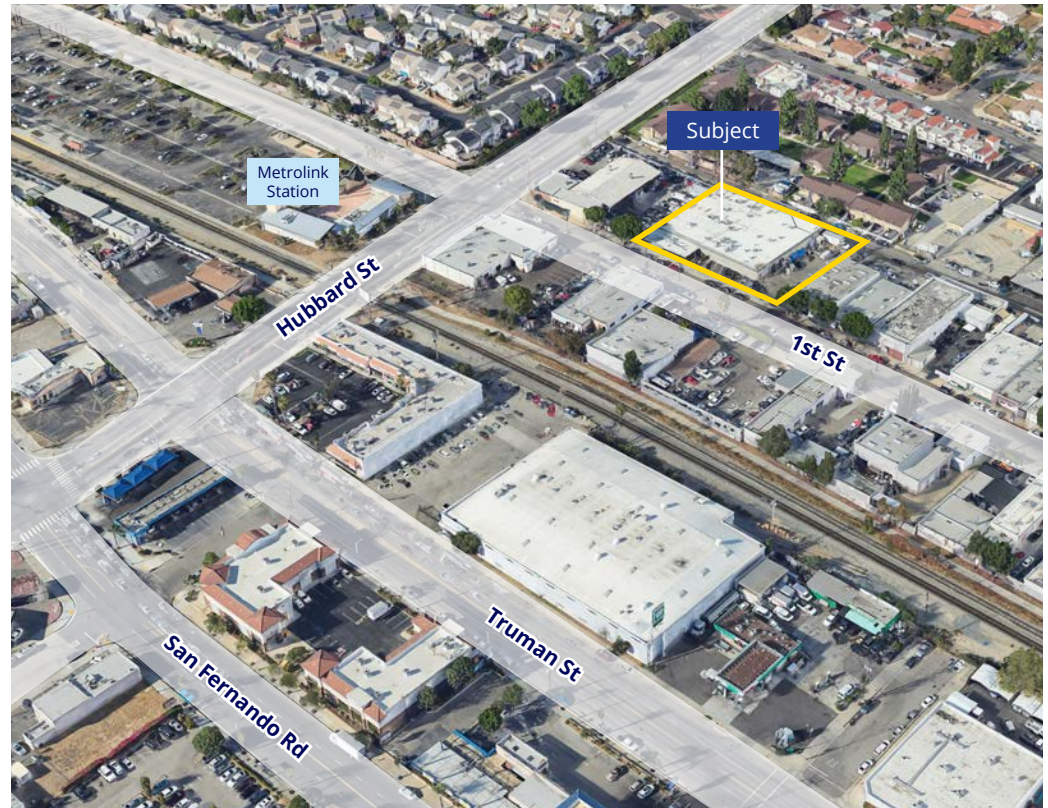


Walking Distance to Metrolink Station



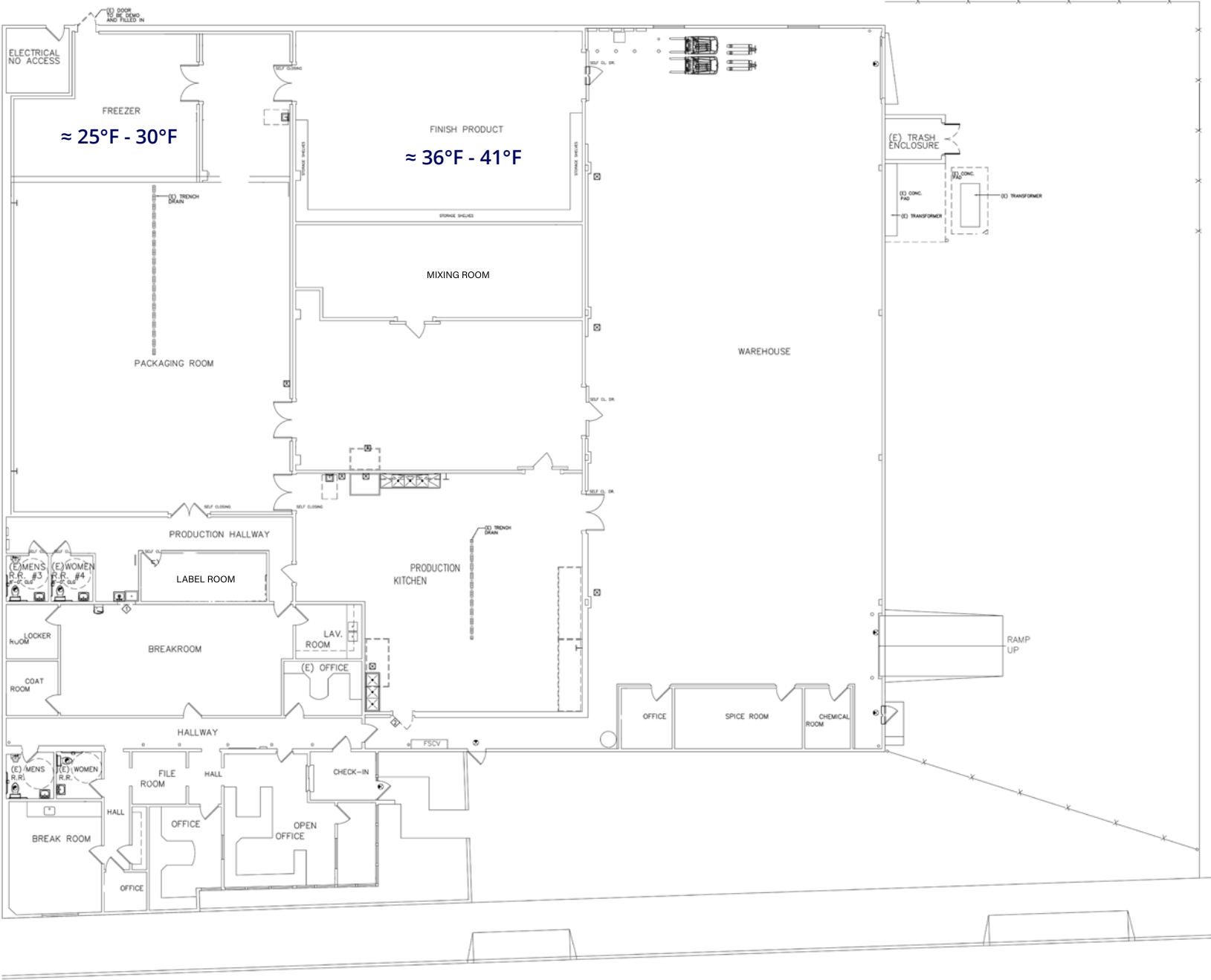
Easy Access to 5, 210, 118 & 405 Freeways

Available SF	19,105
Sale Price	\$7,546,475
Sale Price/SF	\$395.00
Monthly Rent	\$36,108.00
Lease Rate/SF	\$1.89 NNN
Lot Size	0.68 AC / 29,621 SF
Clear Height	11'
DH Doors / Dim	1 / 10'x10'
GL Doors / Dim	1 / 10'x10'
Power	1200A, 120/208V, 3Ph, 4W
Parking Spaces / Ratio	24 / 1.26:1
Office SF / #	2,940 / 7
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	M1
Possession	60 Days
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant or Buyer is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning.

# Layout



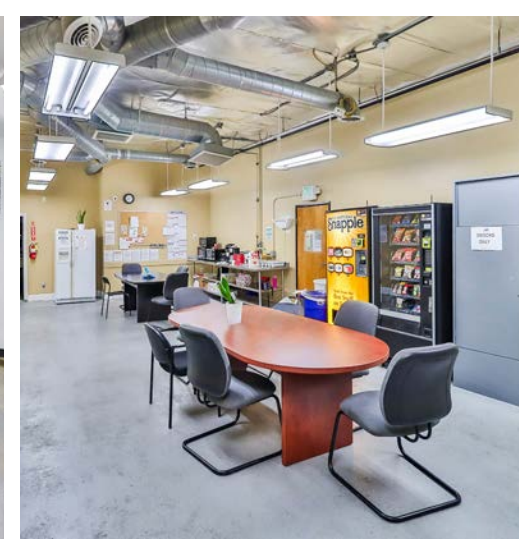
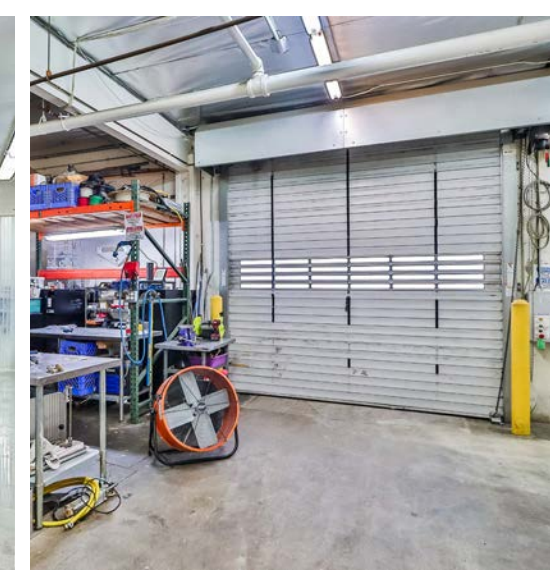


# Photos





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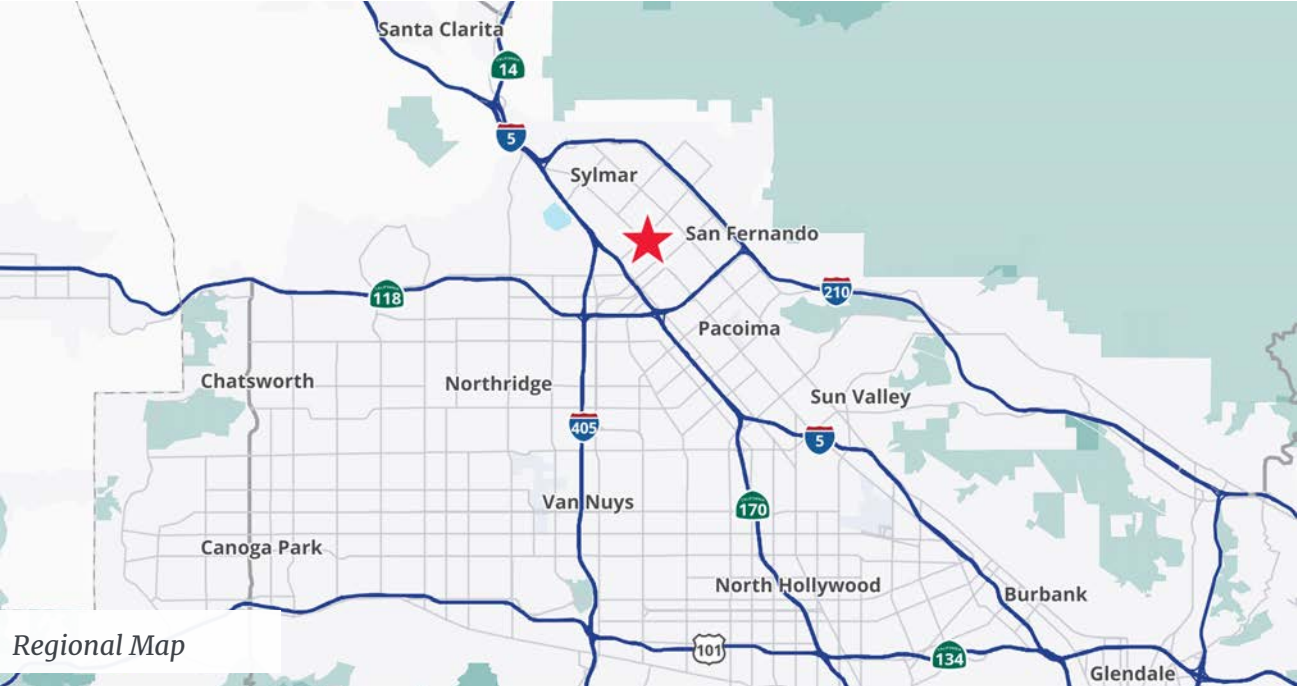


# Freeway Access Map

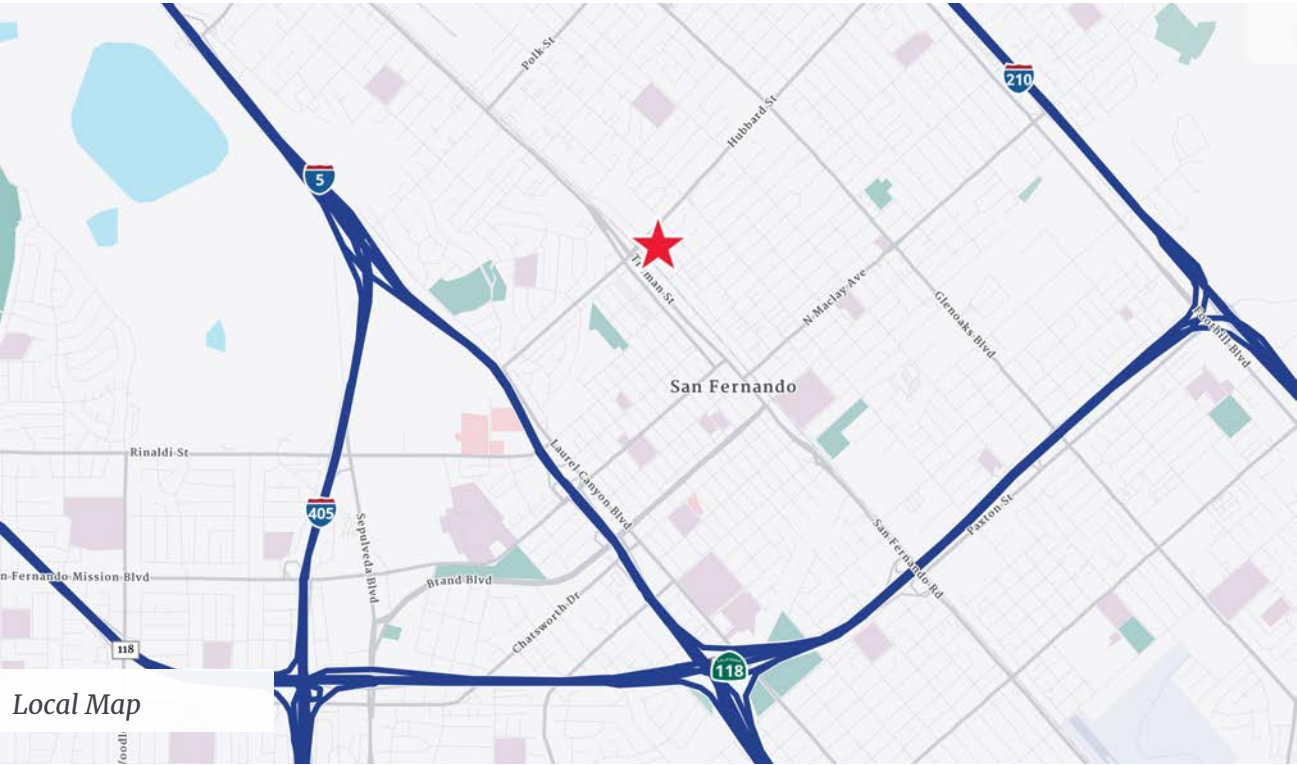




# Location Maps



Regional Map



Local Map





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### Contact Info

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