

HIGHLY IMPROVED CORPORATE HQ INDUSTRIAL / FLEX FACILITY

AVAILABLE FOR SALE

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San Fernando, CA 91340



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HIGHLY IMPROVED CORPORATE HQ INDUSTRIAL / FLEX FACILITY - FOR SALE



PROPERTY OVERVIEW

Highly improved corporate headquarter industrial / flex building of approximately 56,162 SF, with $\pm 34,628$ SF class A office build-out with only $\pm 3,521$ SF of executive office mezzanine on second floor, and 21,534 SF in high clearance warehouse / manufacturing portion with 1 ground level loading position of 16' wide x 12' height and 1 truck-high loading position of 18' wide x 15' height with motorized metal roll-up doors. Entire building has high clearance of 26 to 28 feet. There are a total of 106 parking space at the property in the secured parking lot. Another positive feature is that the property is located next to the lush San Fernando City Recreation Park.

OFFERING SUMMARY

SALE PRICE: \$18,250,000

PRICE PSF: \$325

BUILDING SIZE: $\pm 56,162$

LOT SIZE: $\pm 103,542$ SF
 ± 2.38 Acres

ZONING: SF-M1

APN: 2519-026-013

PROPERTY HIGHLIGHTS

OFFICE AREA: $\pm 31,107$ SF 1st Flr.
 $\pm 3,521$ SF Mezz.

WAREHOUSE: $\pm 21,534$ SF
CLEARANCE: 26'-28' clear height throughout

SPRINKLERS: 100% Entire Building
(wet standpipe system)

POWER: 800 Amp/277-480V/3 ph/4 wire
(with an outside emergency power generator)

LOADING: 1 GL and 1 DH positions
YEAR BUILT: 1983, Complete Renovation 2009

CONSTRUCTION: Concrete Tilt-Up Exterior
PARKING: 1.89:1000 parking / 106 spaces

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Approximately 56,162 SF, fully sprinklered, industrial/flex building situated on ±103,542 SF (2.38 acres) lot, zoned M1-SF, in the business-friendly City of San Fernando, CA with City benefits. Building was built in 1983 and fully renovated in 2009 as the first green building in the area and the structure is concrete tilt-up exterior with reinforced concrete pilasters, steel pipe columns, steel I-beams with wood frame roof. The building is of high quality, in excellent and well-maintained condition. Clear height in the warehouse portion is 26'-28'. The power is 800 Amp, 277-480 V, 3 phase, 4 wire with an outside emergency power generator. Entire building including the warehouse and offices are fully sprinklered with a wet standpipe fire sprinkler system. There are 106 parking spaces or 1.89:1000 building area parking ratio. There are one ground level (16' w x 12' h) and one truck high (18' w x 15' h) loading positions with motorized metal roll-up doors. Formerly there was another loading door that was sealed off and replaced with an aluminum and glass frame tinted window. The building was recognized by the US Green Building Council as achieving the Leadership in Energy and Environmental Design (LEED) with Silver Certification. The Property is in close proximity to 5, 118, 405, 210, 170 and 14 Freeways.

- ±56,162 SF, single-tenant, fully sprinklered, industrial / flex building
- ±103,542 SF (2.38 acres) lot zoned SF-M1
- 1.89:1000 parking ratio, total of 106 spaces
- close proximately to 5, 118 and other major Freeways
- ±21,534 SF warehouse with skylights and 1 DH & 1GL doors
- ±34,628 SF office area including ± 3,521 SF executive office mezz.
- 800 Amp / 277-480 V / 3 phase / 4 wire, well distributed power supply
- 26'-28' height clearance in warehouse with skylights
- 1 ground level and 1 dock high loading positions

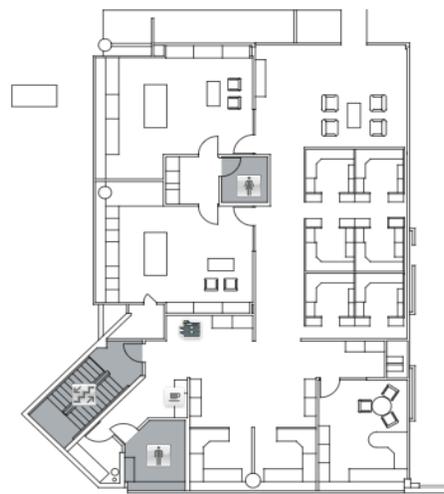


FLOOR PLAN

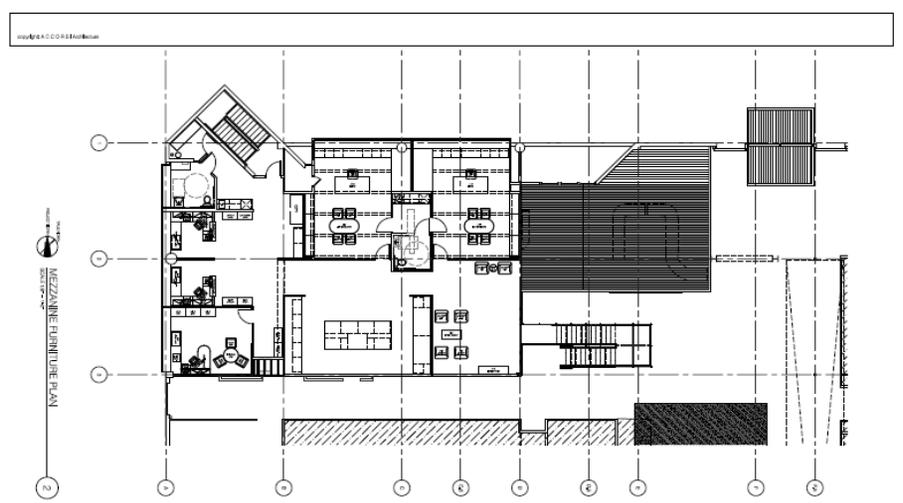
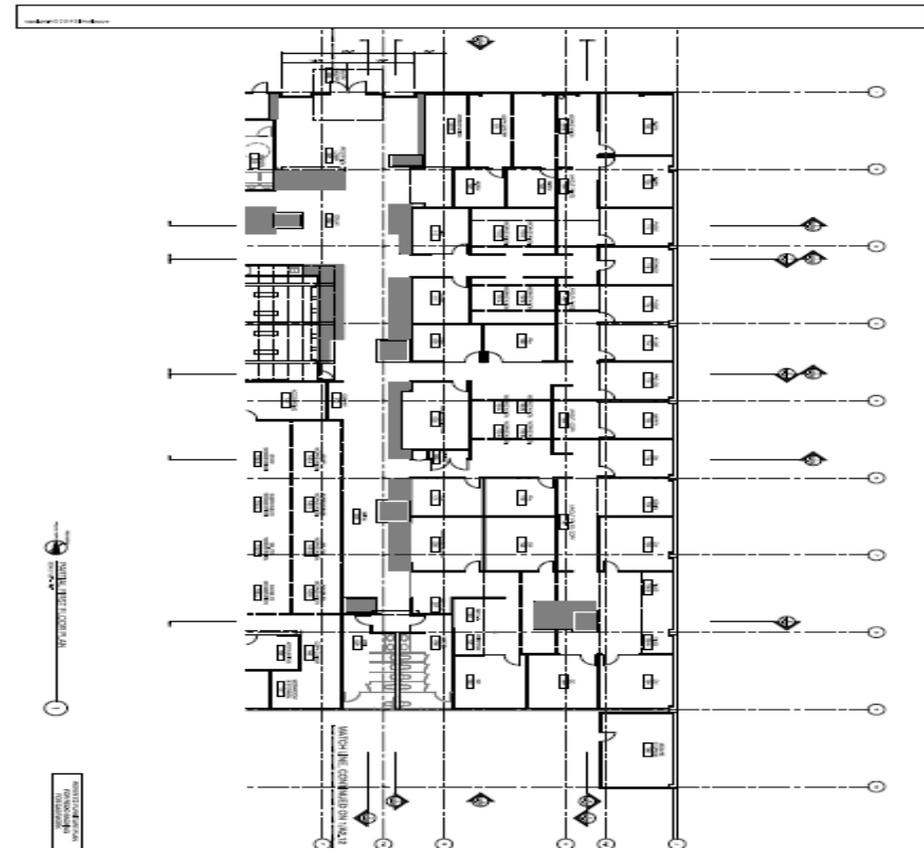
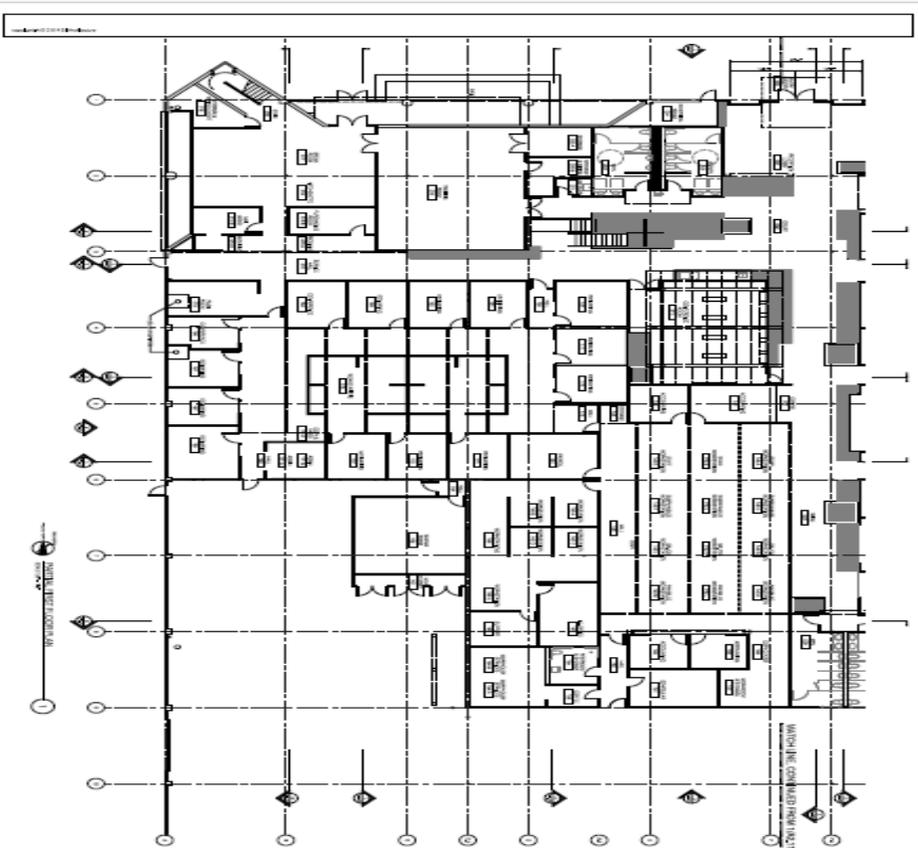
First Floor Offices



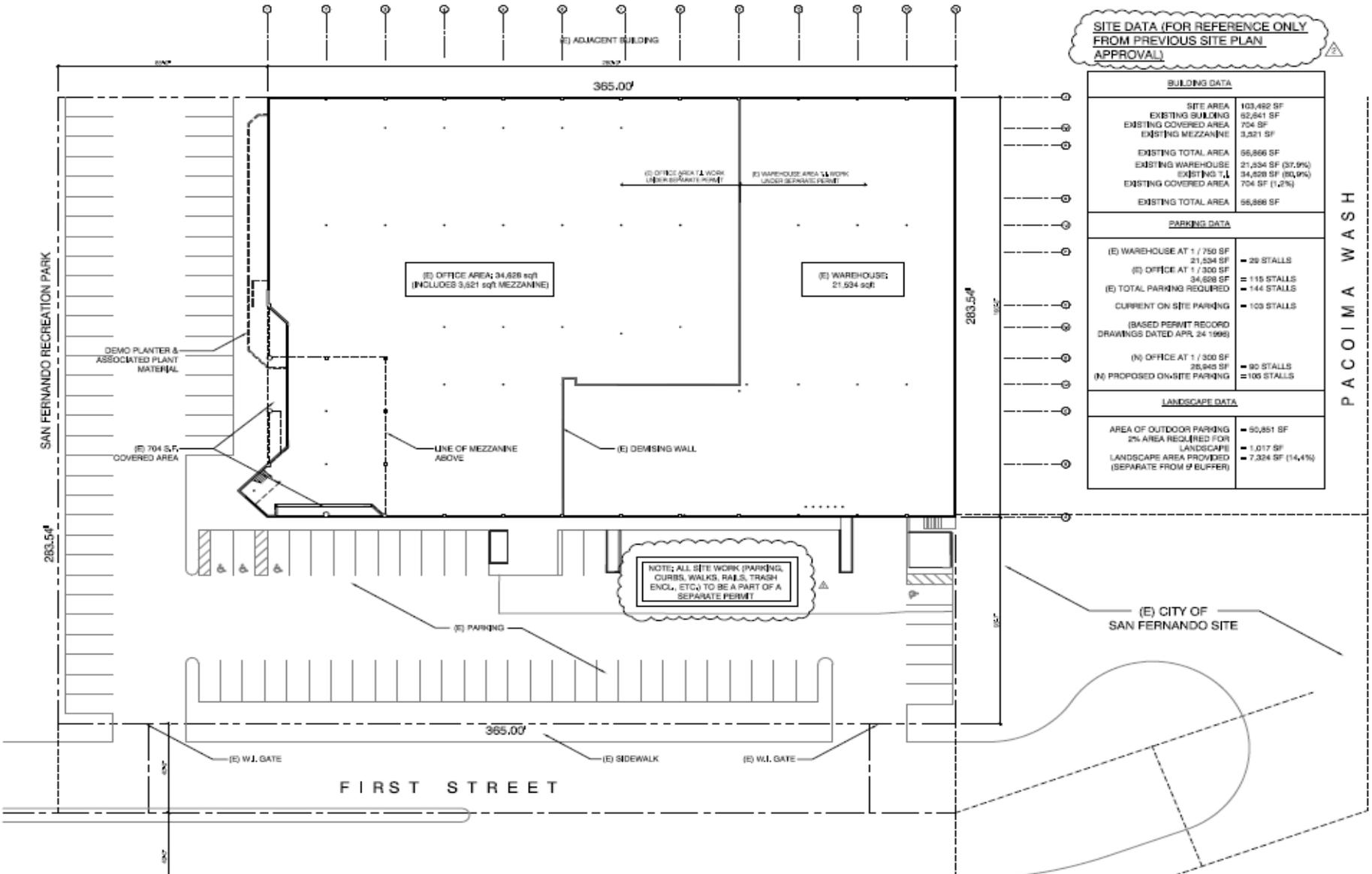
Mezzanine Offices



FLOOR PLAN



SITE PLAN



SITE DATA (FOR REFERENCE ONLY FROM PREVIOUS SITE PLAN APPROVAL)

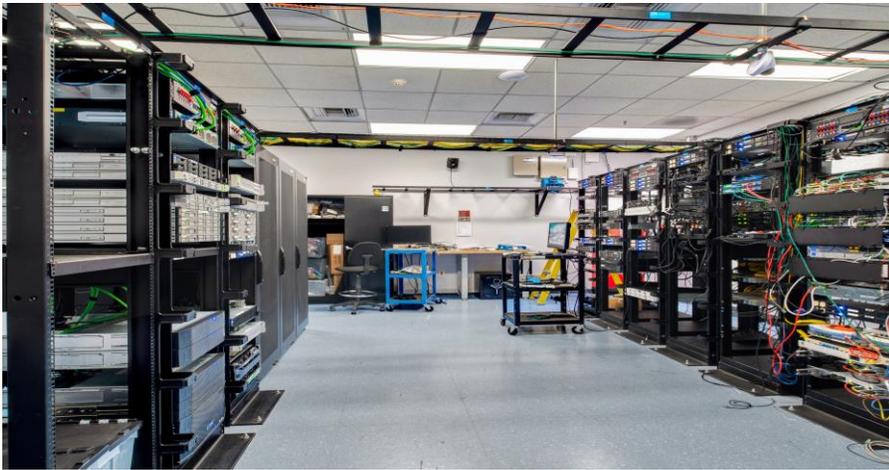
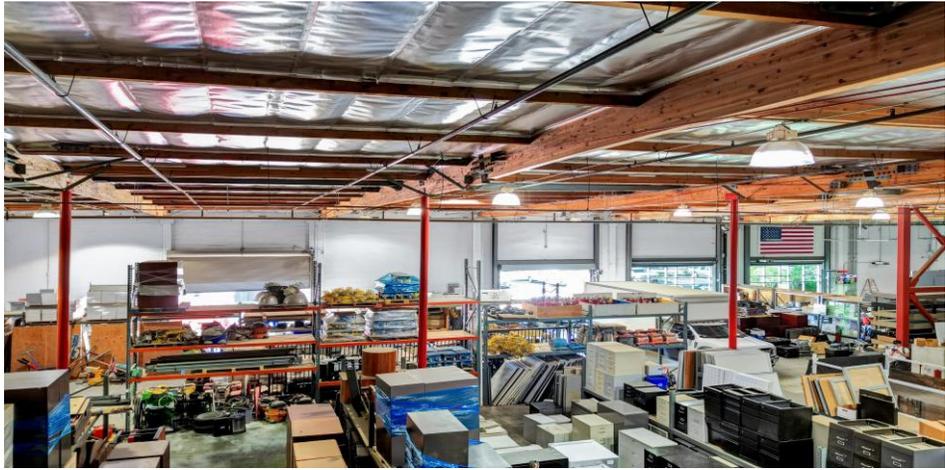
BUILDING DATA	
SITE AREA	103,492 SF
EXISTING BUILDING	62,541 SF
EXISTING COVERED AREA	704 SF
EXISTING MEZZANINE	3,521 SF
EXISTING TOTAL AREA	66,866 SF
EXISTING WAREHOUSE	21,534 SF (37.9%)
EXISTING OFFICE	34,628 SF (50.9%)
EXISTING COVERED AREA	704 SF (1.2%)
EXISTING TOTAL AREA	66,866 SF
PARKING DATA	
(E) WAREHOUSE AT 1 / 750 SF	29 STALLS
(E) OFFICE AT 1 / 300 SF	115 STALLS
(E) TOTAL PARKING REQUIRED	144 STALLS
CURRENT ON SITE PARKING	103 STALLS
(BASED PERMIT RECORD DRAWINGS DATED APR. 24 1998)	
(N) OFFICE AT 1 / 300 SF	90 STALLS
(M) PROPOSED ON-SITE PARKING	106 STALLS
LANDSCAPE DATA	
AREA OF OUTDOOR PARKING	50,851 SF
2% AREA REQUIRED FOR LANDSCAPE AREA PROVIDED	1,017 SF
LANDSCAPE AREA PROVIDED (SEPARATE FROM 9' BUFFER)	7,324 SF (14.4%)

PHOTOGRAPHS

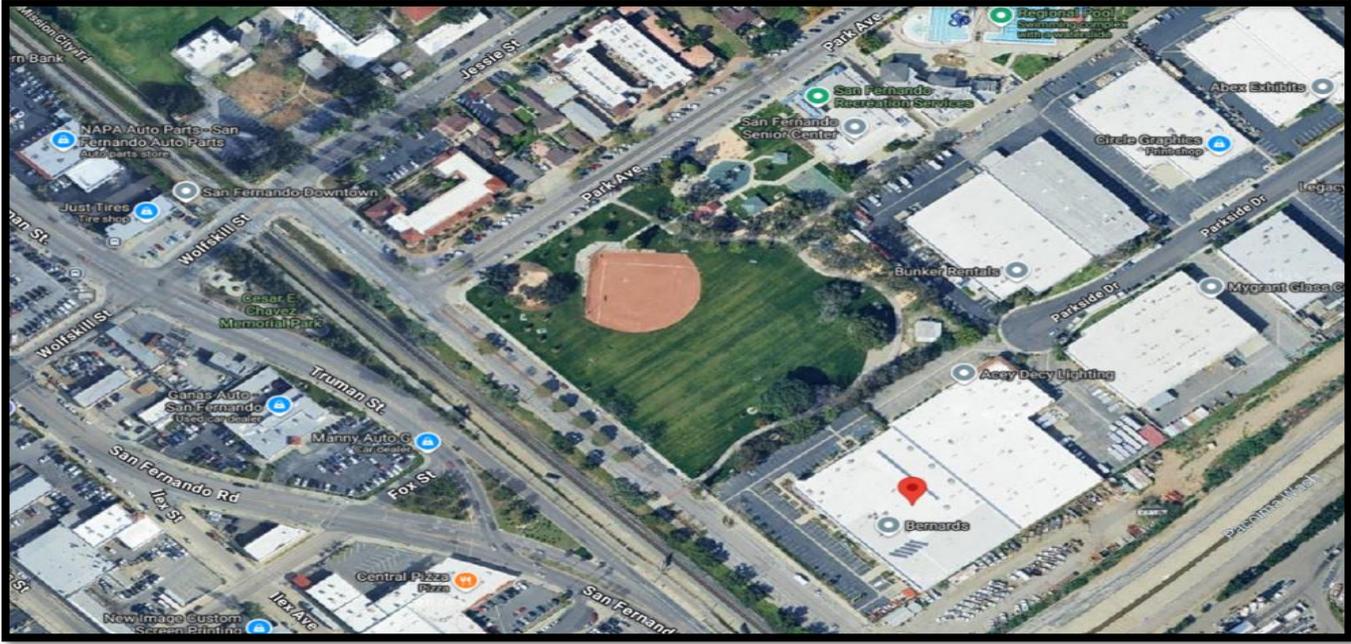
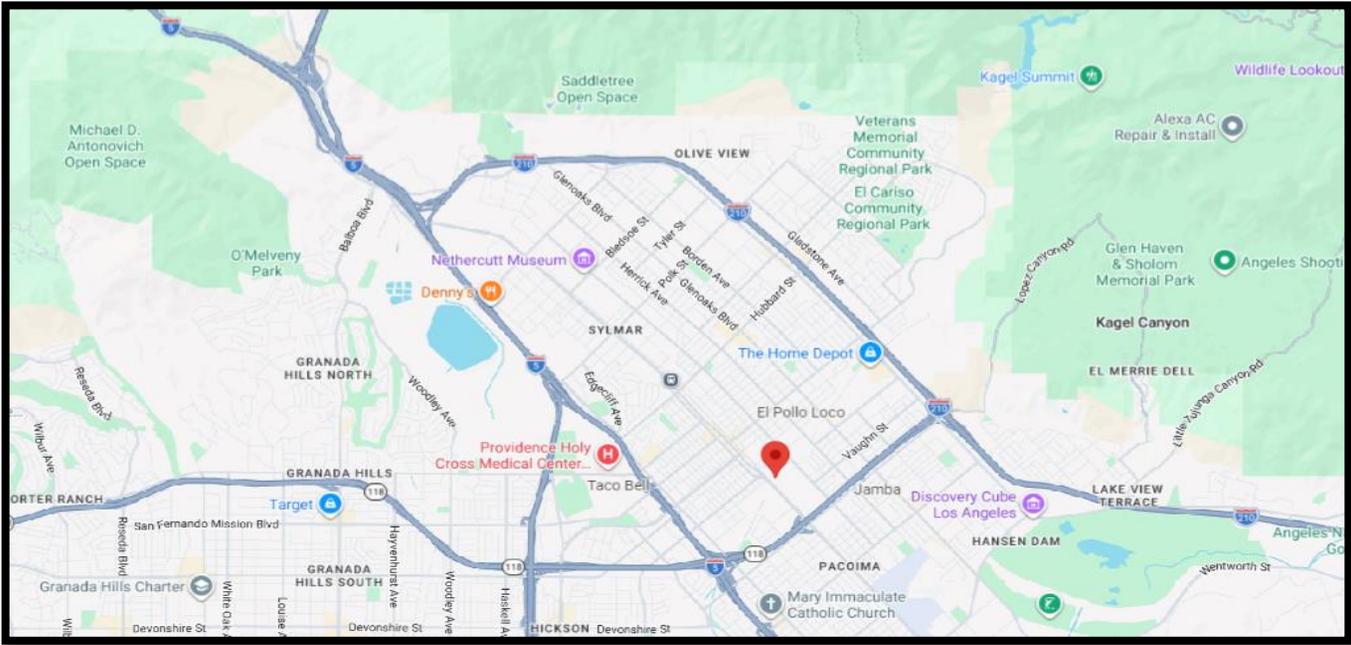








LOCATION & AERIAL MAPS



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Notes: Please do not disturb Tenant.
Tenant moving to a new location.
Shown by appointment only, call Listing Broker.

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