

# 2316 North San Fernando Rd

±23,244 SF

FOR SALE OR LEASE

 CUSHMAN &  
WAKEFIELD  
GILL | BURNS | YOO



# Highlights

- Rare Infill Los Angeles Industrial Campus
- Gated, Secure Business Park
- ±1.64 Acre M1-Zoned Site
- Opportunity Zone
- ±400' of Prime Street Frontage
- Extensive Renovations & Modern Improvements
- Dock-High & Grade-Level Loading
- Ample On-Site Parking
- Minutes to DTLA & Major Freeways
- Surrounded by High-Growth Creative & Industrial Districts



# Specifications



TOTAL BUILDINGS  
±23,244 SF



LAND SIZE  
±71,741 SF  
(1.64 AC)



YEAR BUILT  
1949/R2021



CEILING HEIGHT  
10'-16'



LOADING  
2DH/7GL



POWER  
400 AMPS  
240V



PARKING  
3.05/1,000 SF  
70 STRIPED



ZONING  
LAM1

**BUILDING 1**  
±8,675 SF

**BUILDING 2**  
±2,848 SF

**BUILDING 3**  
±9,153 SF

**BUILDING 4**  
±2,568 SF

N SAN FERNANDO RD



# Site Plan



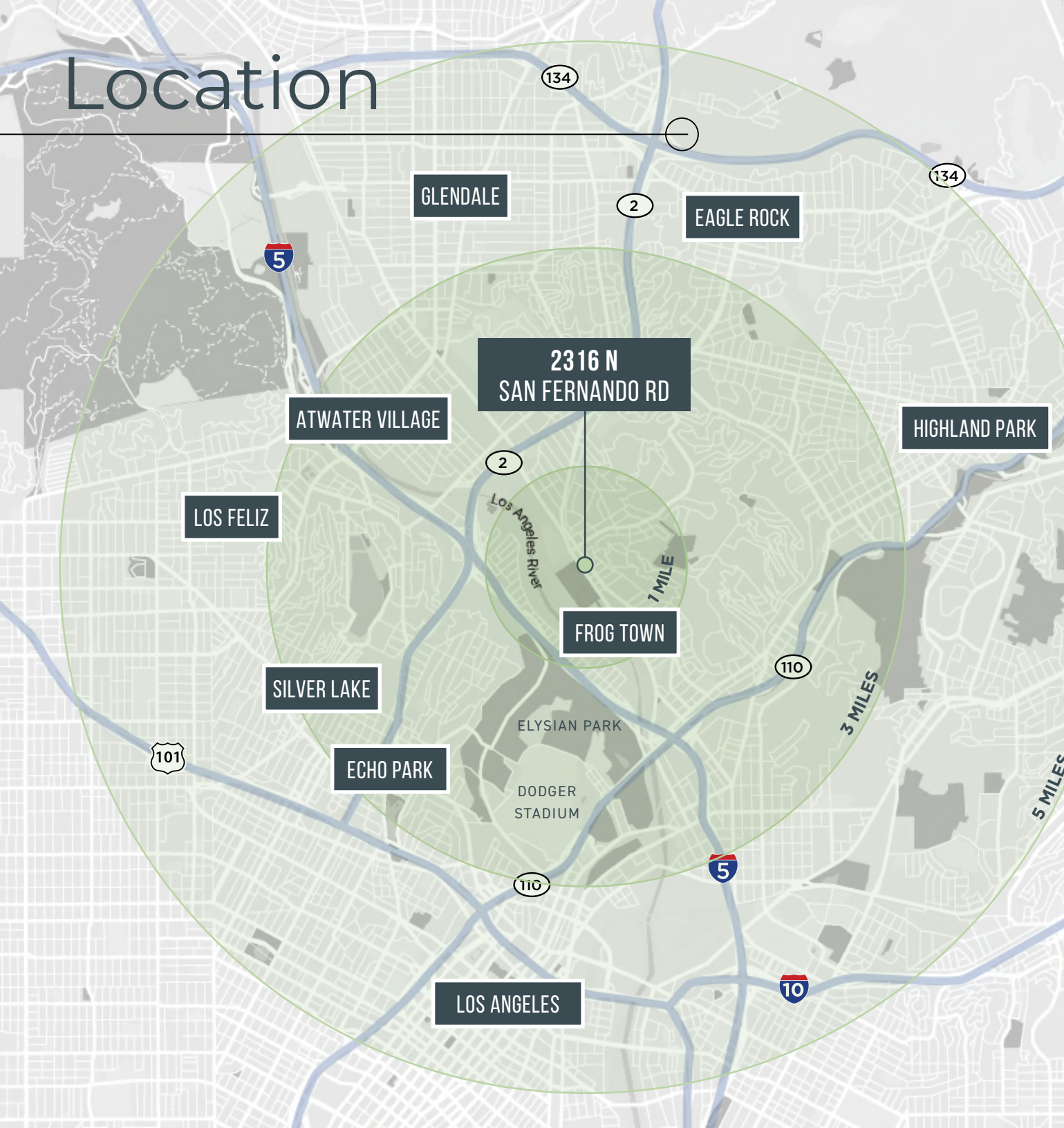
Call Broker for Rent Roll







# Location



Situated in close proximity to Glendale, Los Feliz, Downtown, Burbank, Echo Park, Silver Lake, Highland Park



Immediate access to the 2, 5, 134, 110 and East LA interchange



Favorable zoning for future development



Located within an Opportunity Zone



Very low coverage



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2316 N  
SAN FERNANDO RD

