



Available: For Lease

## WAREHOUSE IN SUN VALLEY

±17,640 SQUARE FEET AVAILABLE | Just Leased 11,200 SF

8647 San Fernando Rd | Sun Valley, CA 91351

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# Property Highlights

8647 San Fernando Rd. Sun Valley, CA 91352

## Property Information:

**Lease Rate:** YR:1 \$0.95 IG / Yr:2 \$1.35 IG  
Yearly lease rate increases will apply after year two

**Rentable SF:** ±17,640 SF

**Configuration:** The Building is 28,840 SF.  
17,640 is available and 11,200 has been leased.

**Building Type:** Warehouse

**Loading Doors:** 2 Ground Level

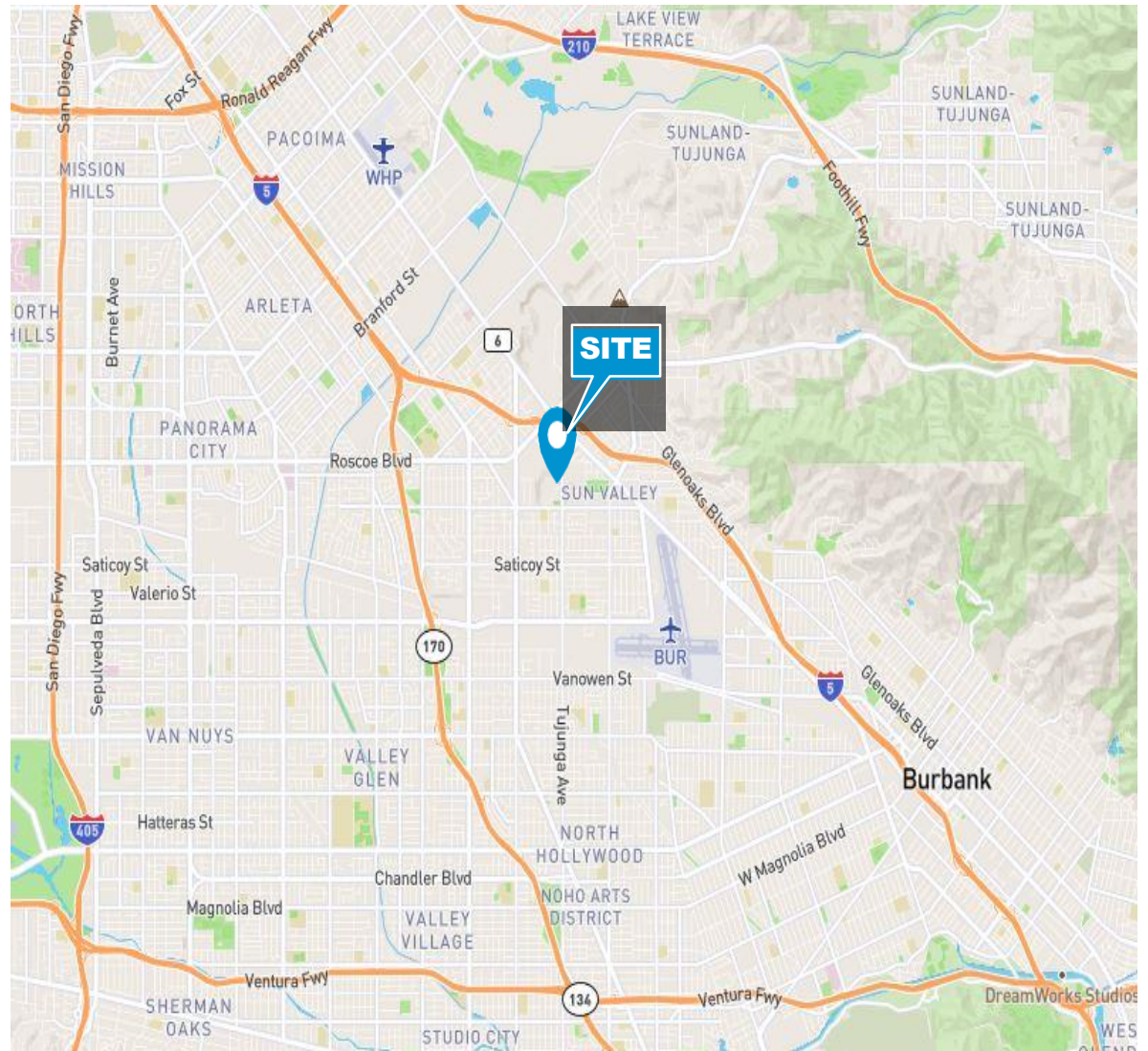
**Power:** 100a/120-240v 1p 3w

**Ceiling Clearance:** 16-32 ft

**Zoning:** M1

## Features:

- Inexpensive warehouse and storage space
- Immediate Golden State Freeway access
- Great natural light
- Ideal for all storage uses
- Private fenced yard with additional fenced parking available on Tujunga Avenue directly behind the property



**CBRE**

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Glendale, CA 91204  
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# Property Photos



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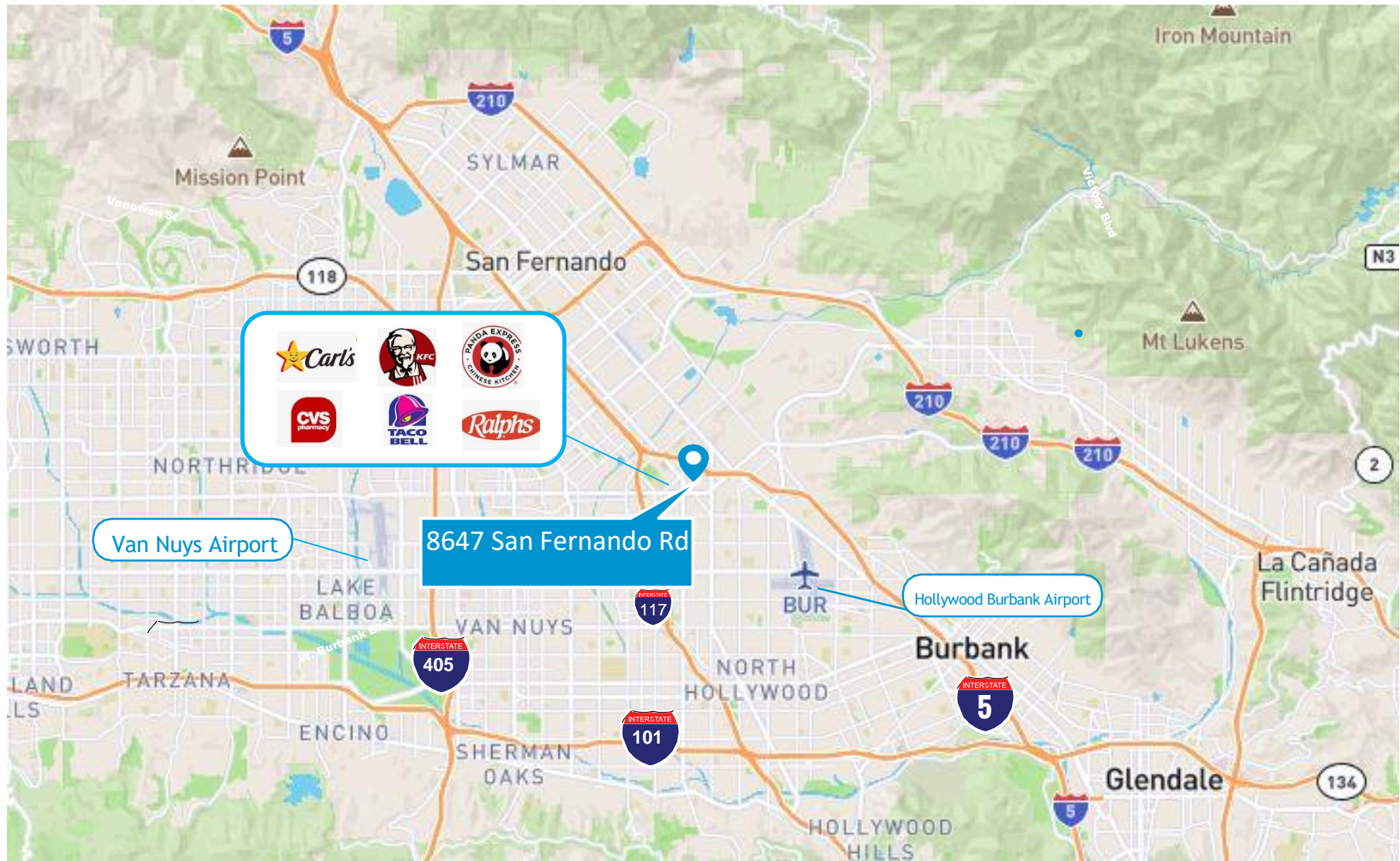
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# Amenities Map



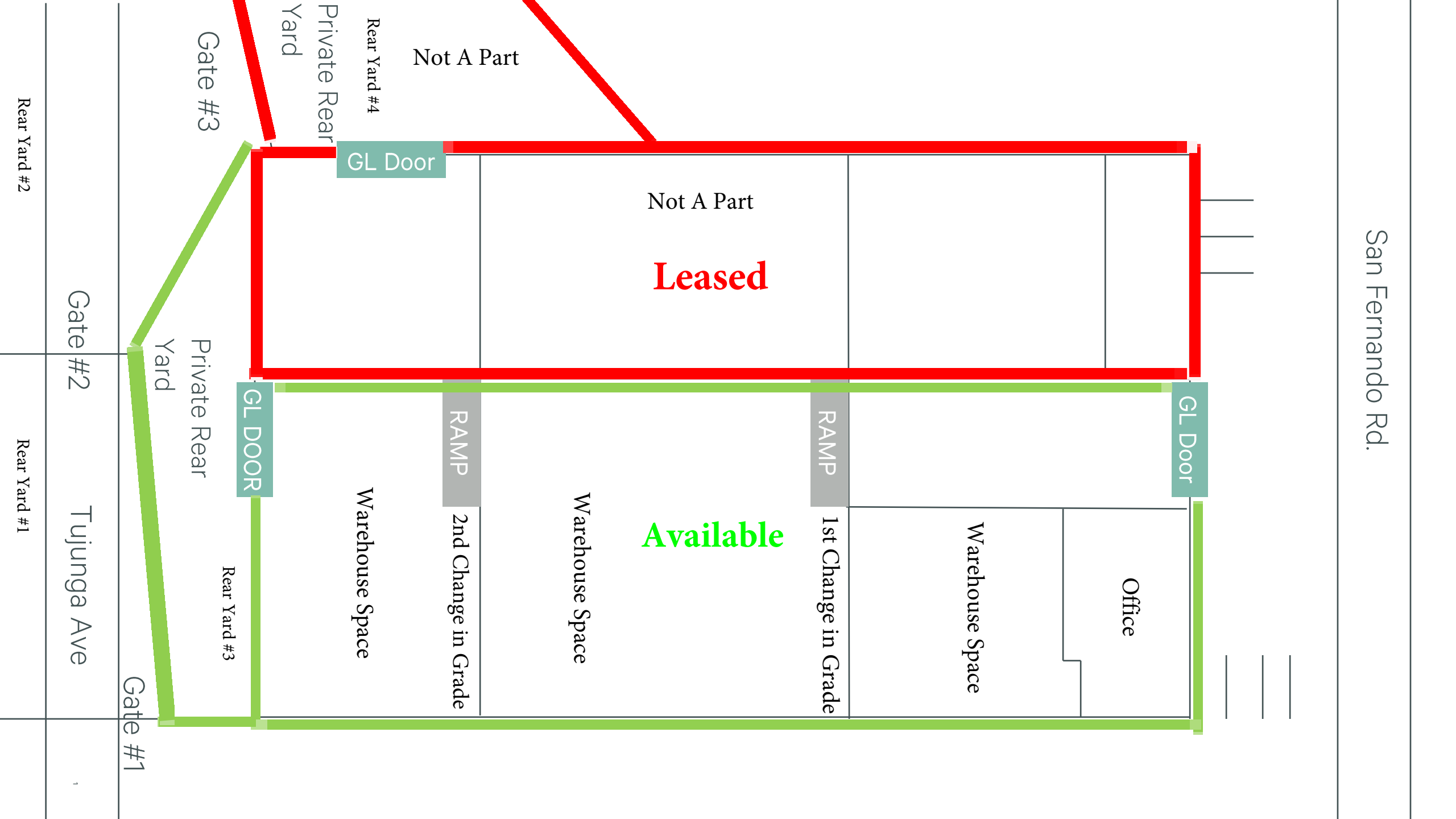
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San Fernando Rd.



Gate #2 Tujunga Ave

Gate #1

Gate #3

Rear Yard #2

Rear Yard #1

Private Rear Yard

Warehouse Space

RAMP 2nd Change in Grade

Warehouse Space

Available

RAMP 1st Change in Grade

Warehouse Space

Office

GL Door

GL Door

Rear Yard #4

Rear Yard #3

Private Rear Yard

# Contact Us



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