



OFFERING MEMORANDUM

**11428 FLEETWOOD ST,  
SUN VALLEY,  
CA, 91352**

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**MiG** | **COMMERCIAL  
REAL ESTATE**  
SERVICES, INC

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# PROPERTY OVERVIEW

## OFFER MEMORANDUM

# PROPERTY OVERVIEW

- ✓ Free Standing
- ✓ Permitted Spray Booth
- ✓ Ease of access to 5 and 170 Freeways
- ✓ 800 Amps - High Power
- ✓ Excess Land
- ✓ Gated / Secured Lot

SQUARE FEET

5,132

LOT SIZE

18,160

PARCEL NUMBER

2632-008-012

PRICE

\$2,000,000

PRICE PER SQ.FT.

\$389

ZONING

M1

YEAR BUILT

1946







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# PROPERTY DESCRIPTION

MIG Commercial Real Estate Services Inc, is proud to present 11428 Fleetwood Street an industrial building of approximately 5,132 square feet, located on a 18,160 square foot lot in Sun Valley's established light-industrial district. Its modest square footage paired with yard capacity makes it uniquely positioned for owner-users in tight submarkets. Zoning under the Sun Valley-La Tuna Canyon Community Plan supports Limited Industrial (M1) uses. The property can cater to a variety of uses with two ground level loading doors, 800 amps of power, and a permitted spray booth.

It is strategically located near landfill locations and close to the 5 and 170 freeways ideal for smooth logistical operations, distribution, and manufacturing services. This offering presents an opportunity for businesses seeking a well-located industrial site in one of California's best industrial market. Call the Listing agents for showing availability.





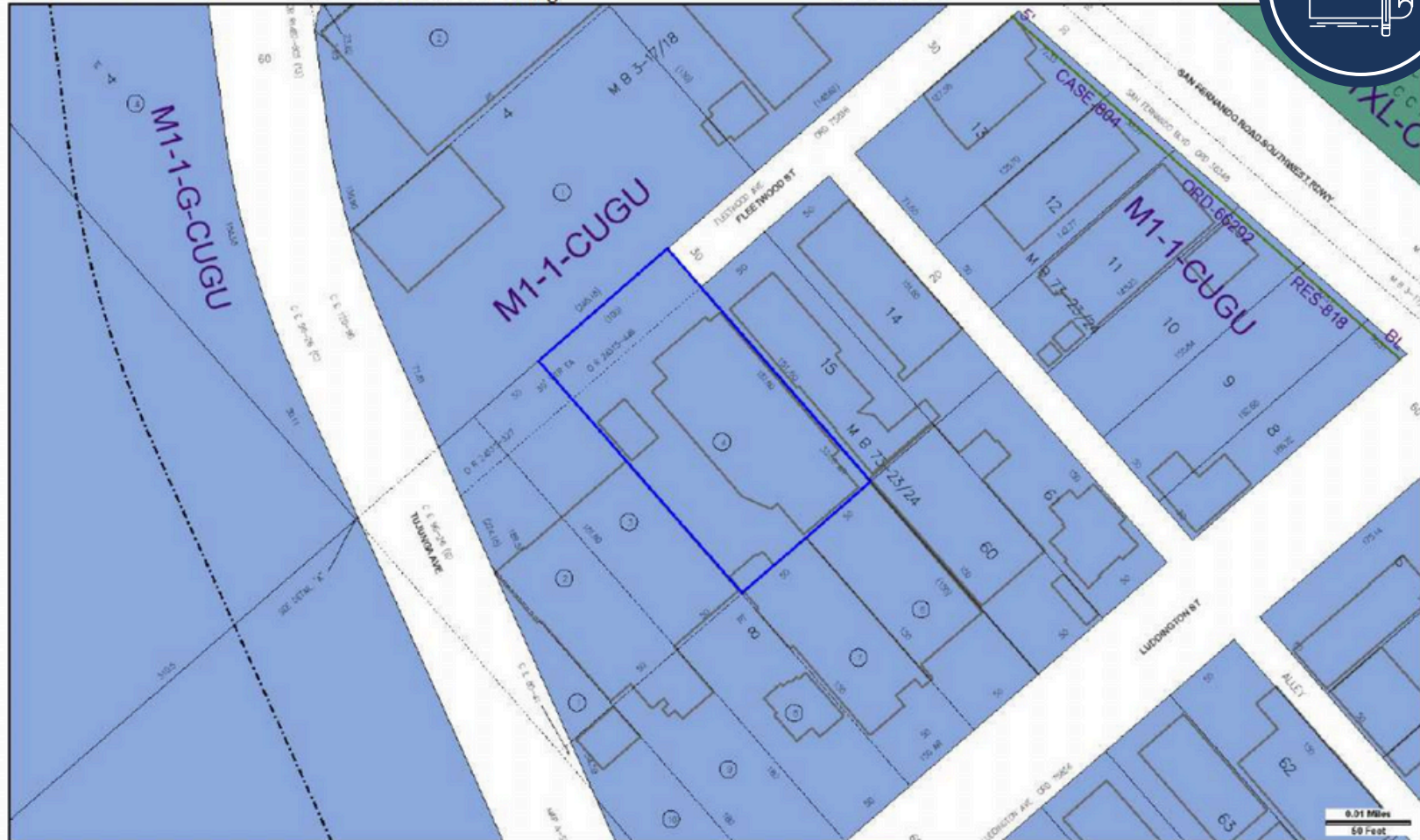
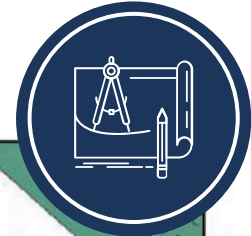
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# MAPS & ZONING



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# PARCEL MAP/ SITE PLAN/ ZONING MAP



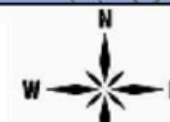
Address: 11428 W FLEETWOOD ST

APN: 2632008012

Tract: LOS ANGELES LAND AND  
WATER CO'S SUBDIVISION OF A  
PART OF MACLAY RANCHO  
Block: 24

Zoning: M1-1-CUGU

General Plan: Limited Manufacturing





## 11428 FLEETWOOD ST, SUN VALLEY, CA







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## AREA HIGHLIGHTS

11428 Fleetwood Street is situated in a prime Sun Valley industrial hub, surrounded by a strong base of manufacturing, distribution, and service-oriented businesses. The area benefits from close proximity to major freeways, including the 5, 170, and 210, offering excellent regional connectivity and efficient transportation routes for logistics and employee access. With a long-standing reputation as a core industrial corridor in the San Fernando Valley, the location provides business owners with access to a deep labor pool, established suppliers, and a wide range of complementary industries, making it ideal for companies seeking to expand or streamline operations.





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# PHOTOS





11428 FLEETWOOD ST, SUN VALLEY, CA





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