



CBRE

FOR LEASE

**8969 Bradley Ave
Sun Valley, CA 91352**

24,476 SF Industrial Building



Colliers

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

CBRE

Michael Bogle

License No. 01797136

+1 818 907 4746

Michael.Bogle@cbre.com

Accelerating success.

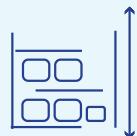
Building Highlights



High Image Class A
Corporate HQ Facility



Dock High & Ground
Level Loading



23'-26'
Clear Height



Rare M3
Zoning

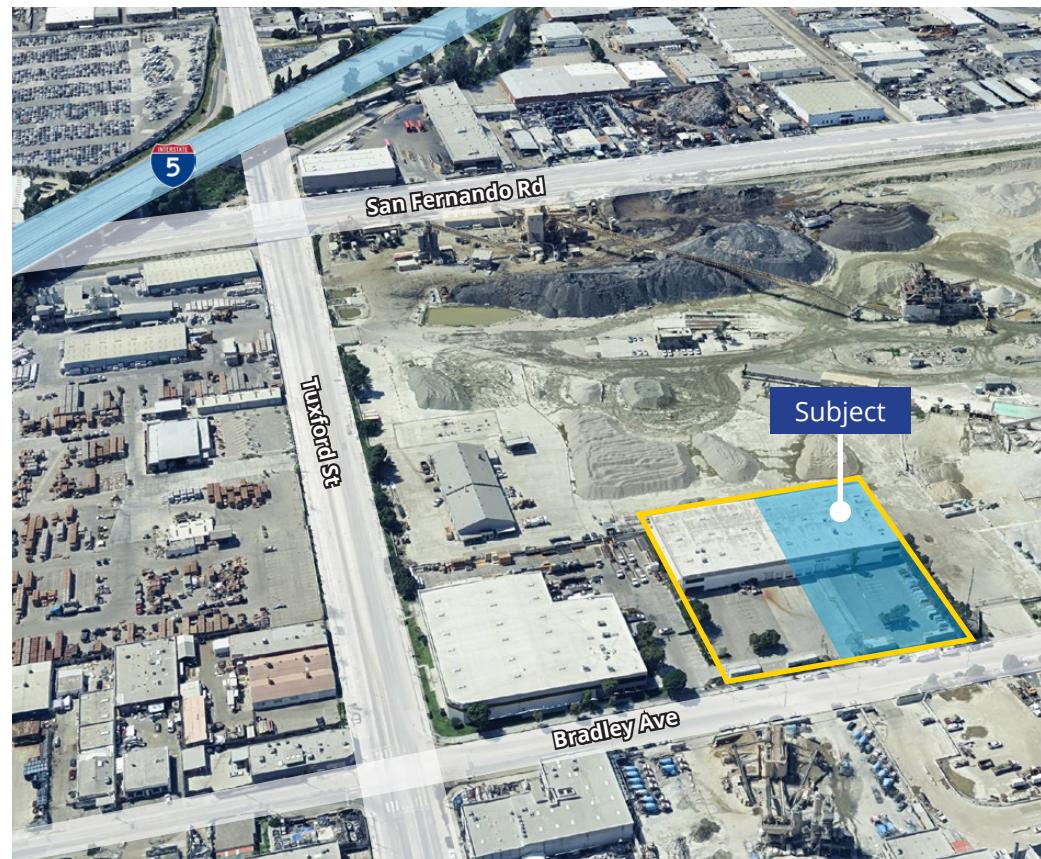


Convenient Freeway Access
to 5 & 170 Freeways



Concrete Loading
Area

| | |
|------------------------|-------------------------|
| Available SF | 24,476 |
| Monthly Rent | \$37,938 |
| Lease Rate/SF | \$1.55 NNN |
| Operating Expenses/SF | \$0.25 |
| Clear Height | 23'-26' |
| DH Doors / Dim | 2 / 10'x10' |
| GL Doors / Dim | 1 / 12'x14' |
| Power | 200A, 277/480V, 3Ph, 4W |
| Parking Spaces / Ratio | 54 / 2.2:1 |
| Office SF / # | 2,962 / 4 |
| Restrooms | 4 |
| Yard | Fenced / Paved - Shared |
| Zoning | M3 |
| 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 is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

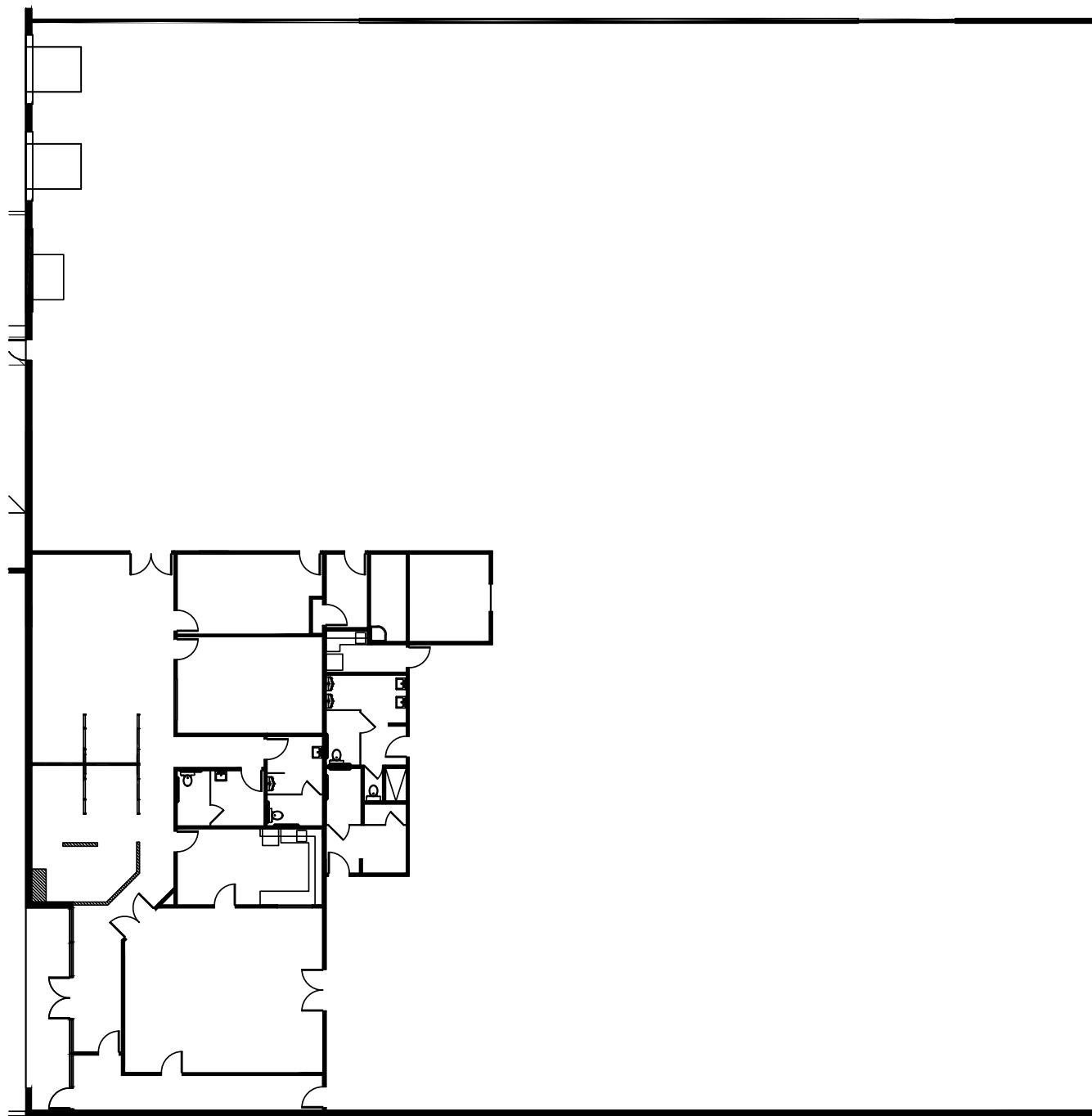
Exterior Photos



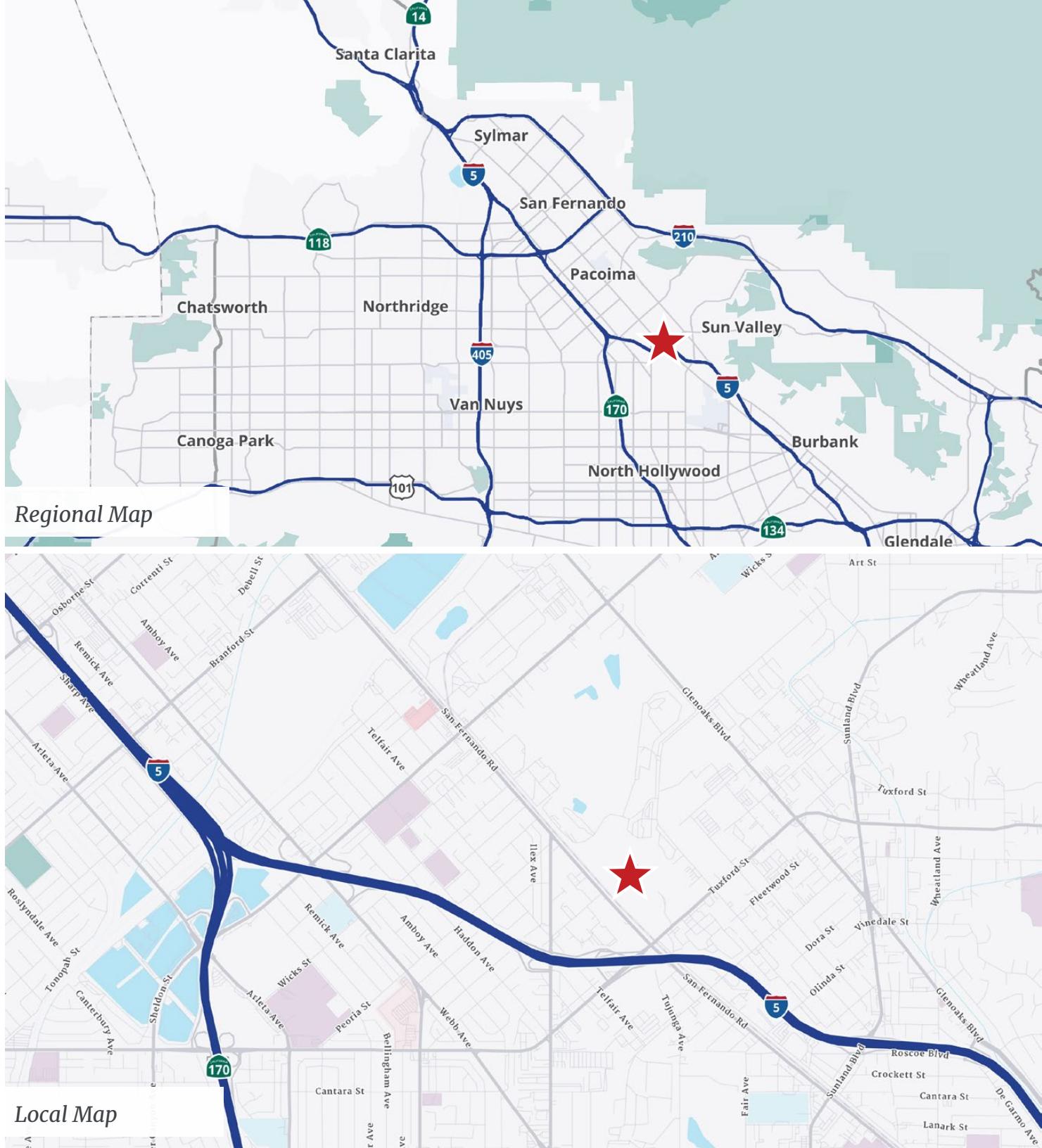
Interior Photos



Layout



Location Maps



**Colliers****Billy Walk**

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com**David Harding**

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com**Greg Geraci**

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com**Matt Dierckman**

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com**Kevin Carroll**

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com**CBRE****Michael Bogle**

License No. 01797136

+1 818 907 4746

Michael.Bogle@cbre.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

