



# 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.



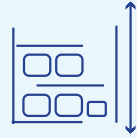
# Building Highlights



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

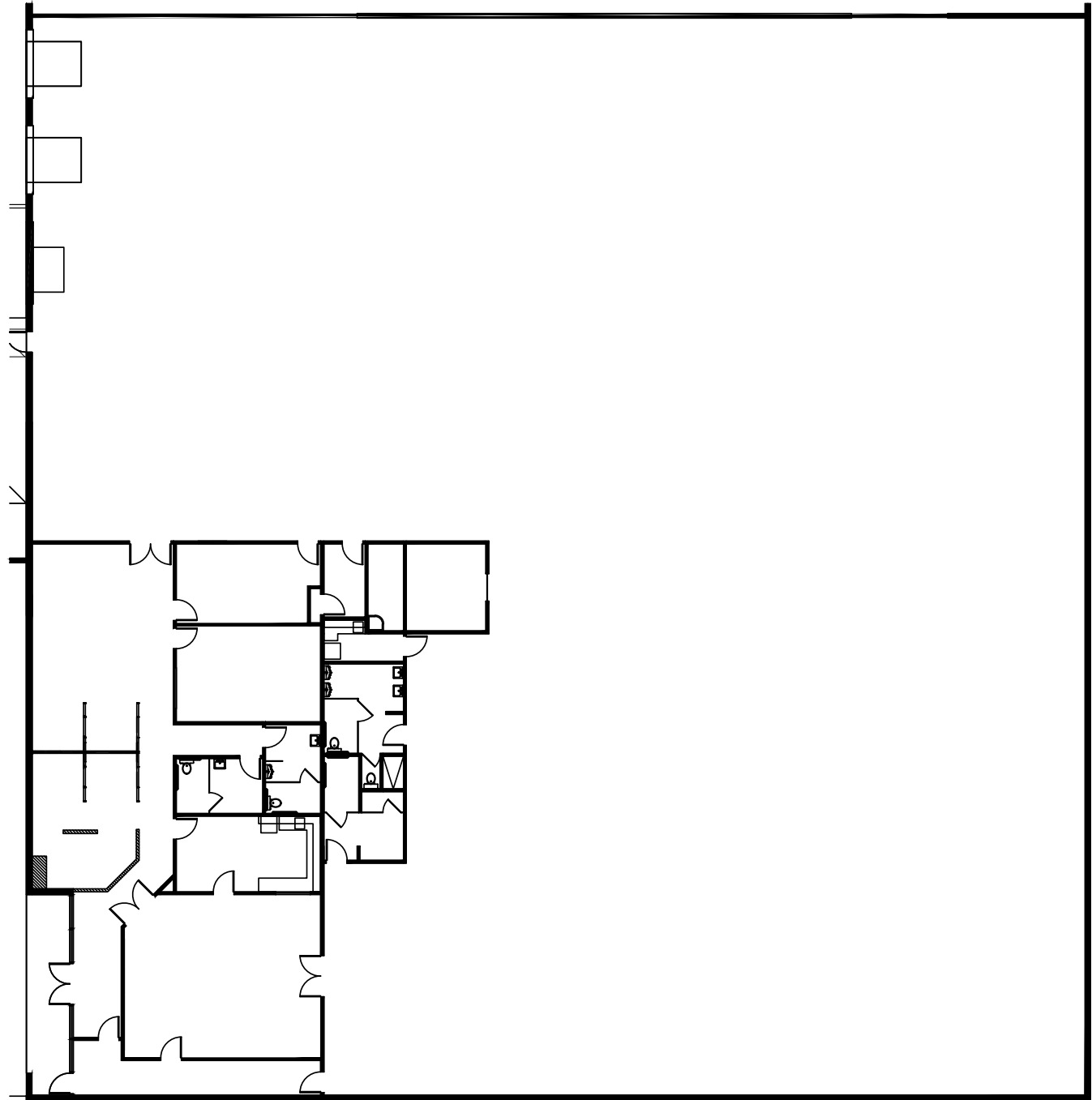




# Interior Photos

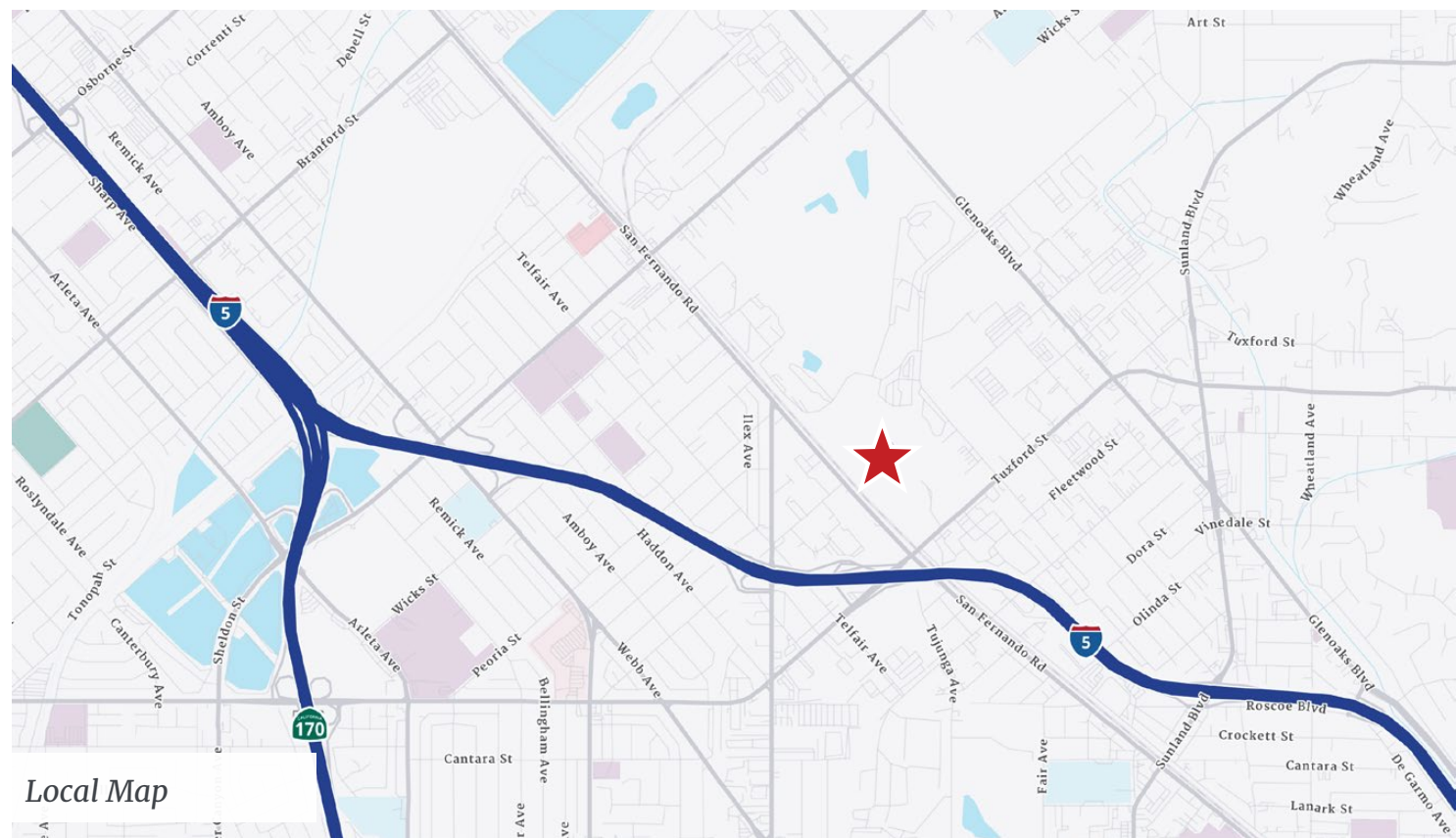
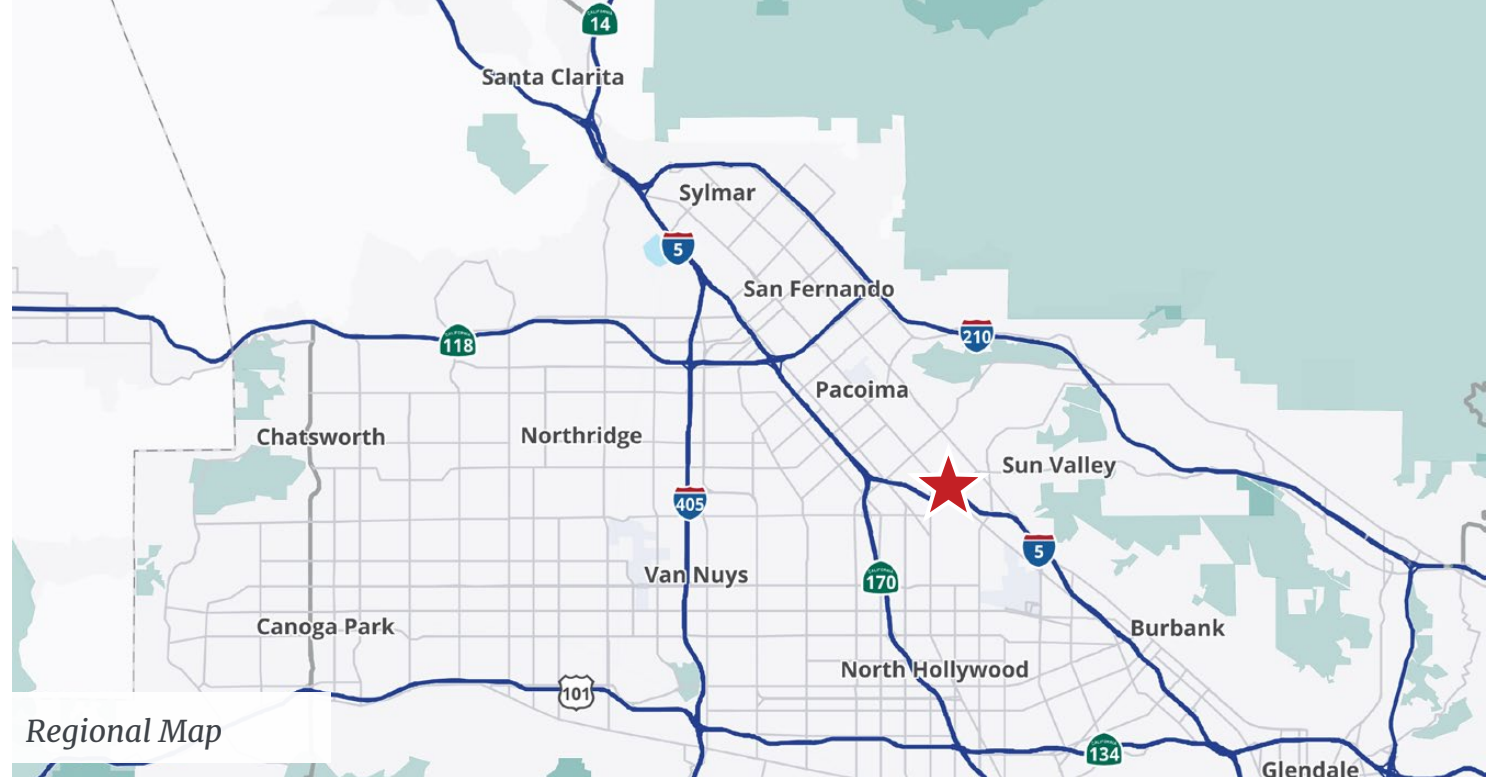


# Layout





# Location Maps







<b>Colliers</b>					<b>CBRE</b>
<b>Billy Walk</b>	<b>David Harding</b>	<b>Greg Geraci</b>	<b>Matt Dierckman</b>	<b>Kevin Carroll</b>	<b>Michael Bogle</b>
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