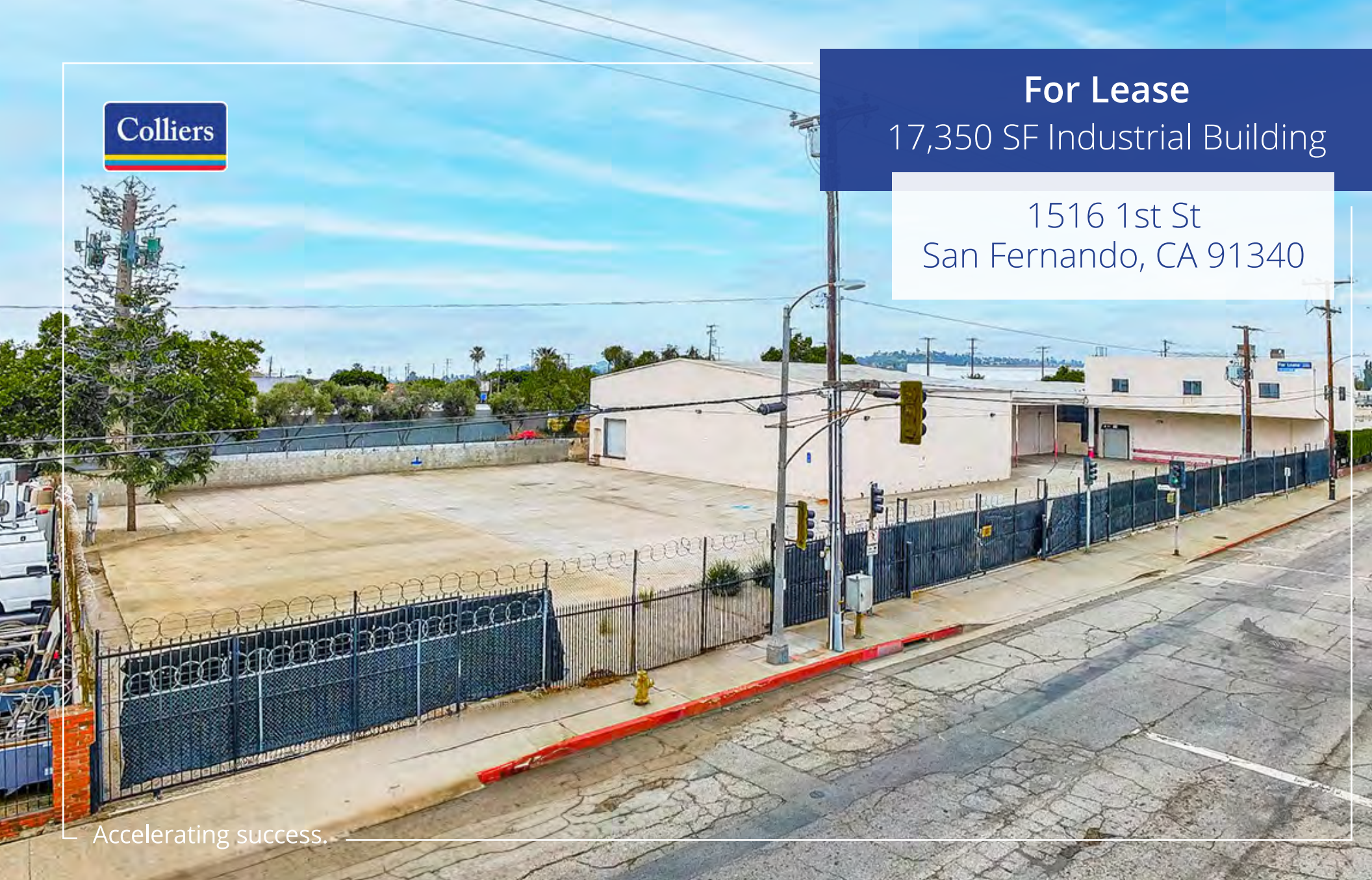




For Lease

17,350 SF Industrial Building

1516 1st St
San Fernando, CA 91340



Accelerating success.

David Harding

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Suite 1120
Glendale, CA 91203

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Building Highlights



Large Lot with Private,
Gated Concrete Yard



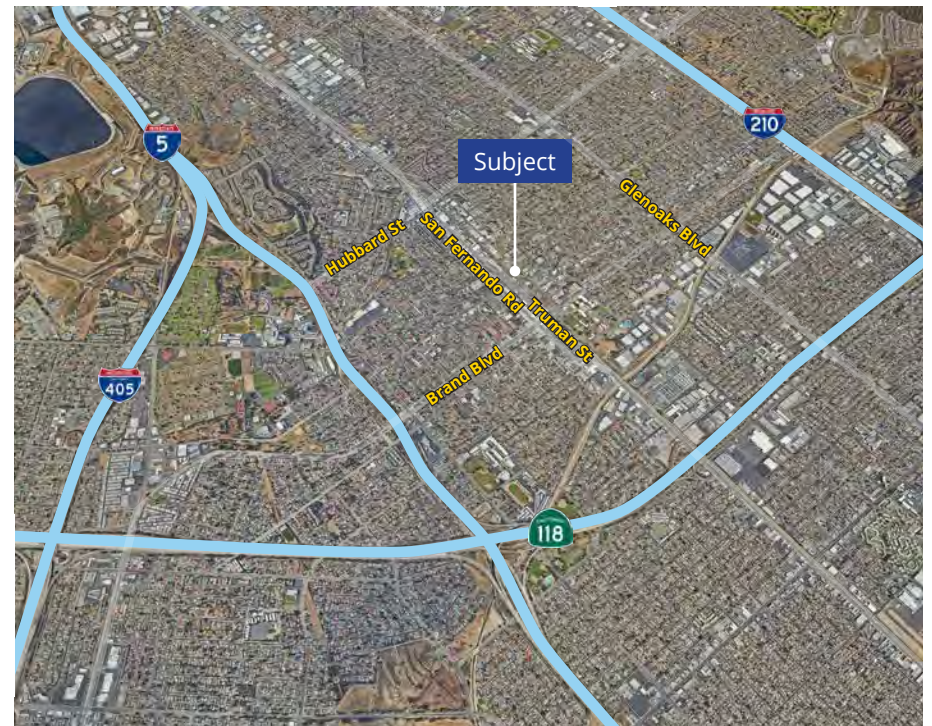
Central Location;
Great Fwy Access To
5/118/170/405



Warehouse/Distribution/
Manufacturing Facility



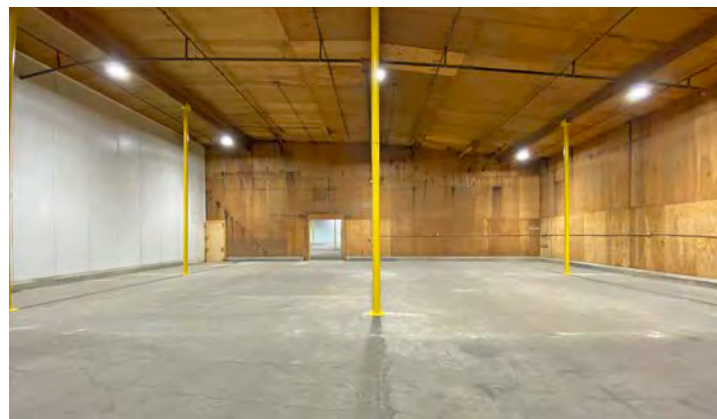
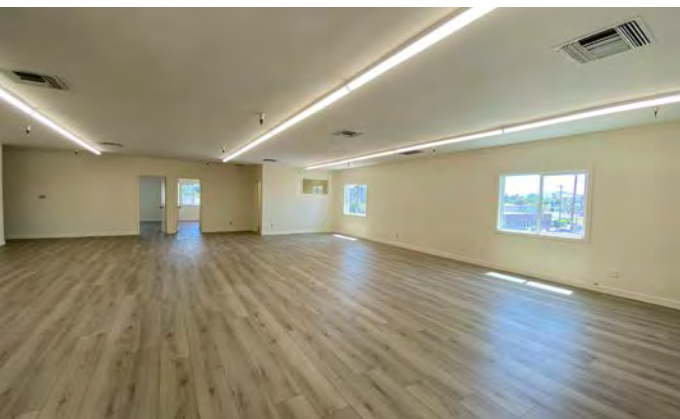
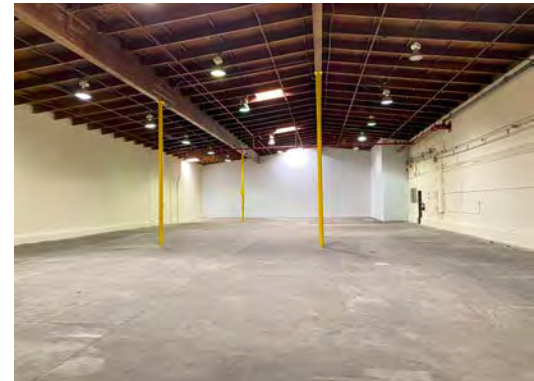
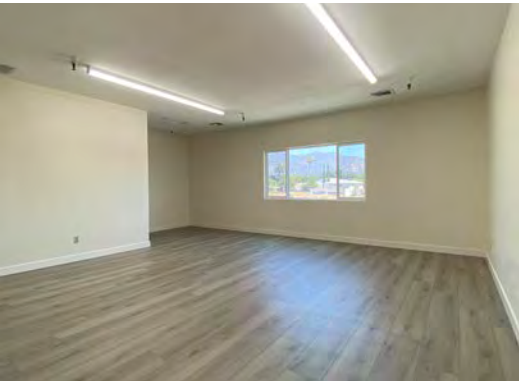
Heavy Power;
City Of San Fernando Benefits



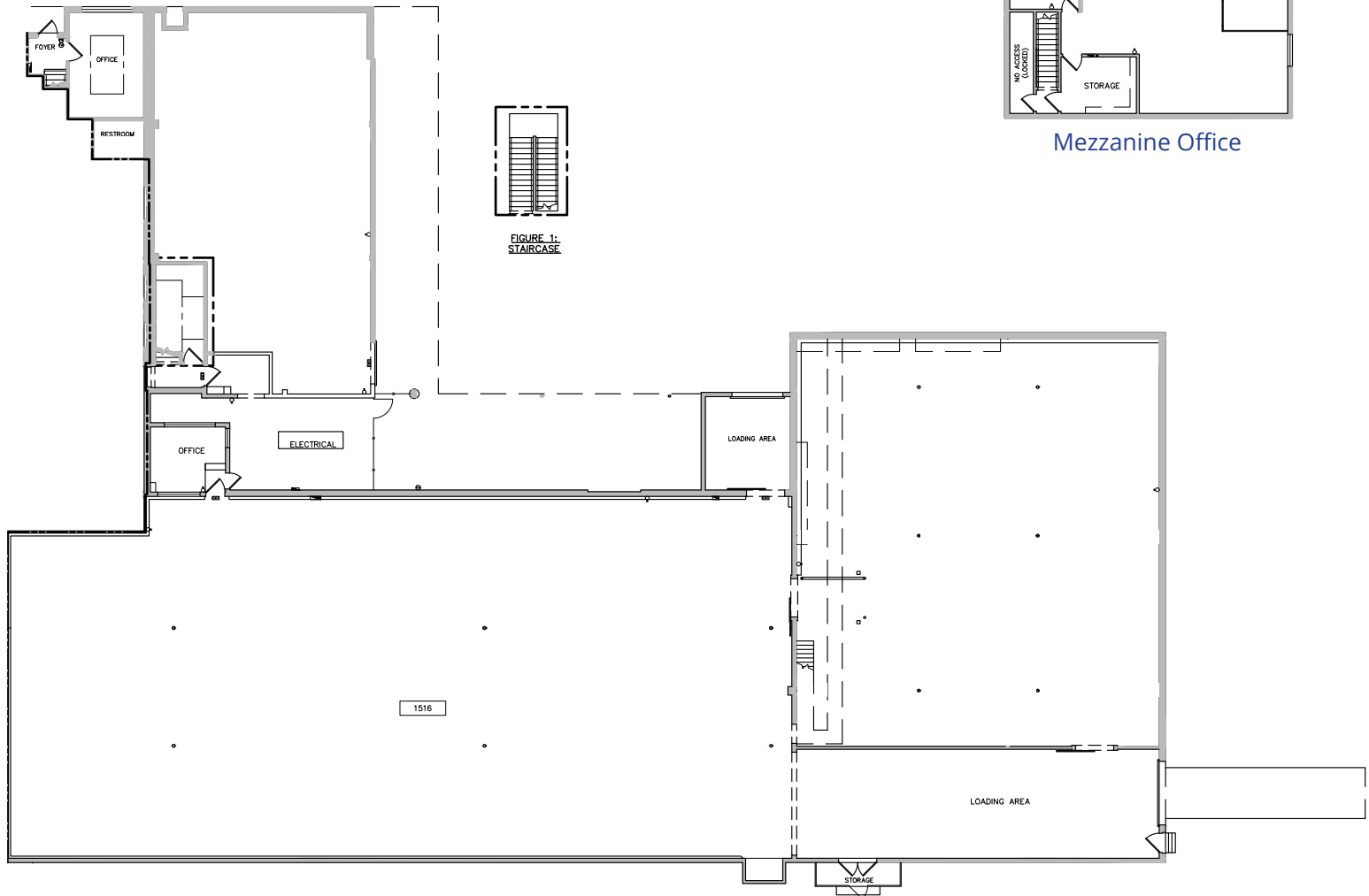
Available SF	17,350
Monthly Rent	\$19,085
Lease Rate/SF	\$1.10 NNN
Operating Expenses/SF	\$0.30
Clear Height	17'
DH Doors	1
GL Doors	2
Power	600A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	42 / 2.42:1 (See notes)
Office SF / #	3,165 / 6
Restrooms	5
Yard	Gated / Fenced / Concrete
Zoning	SP-5
Possession	4/1/2024
To Show	Call Agent

Notes: Some parking tandem; more spaces may be possible. 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.

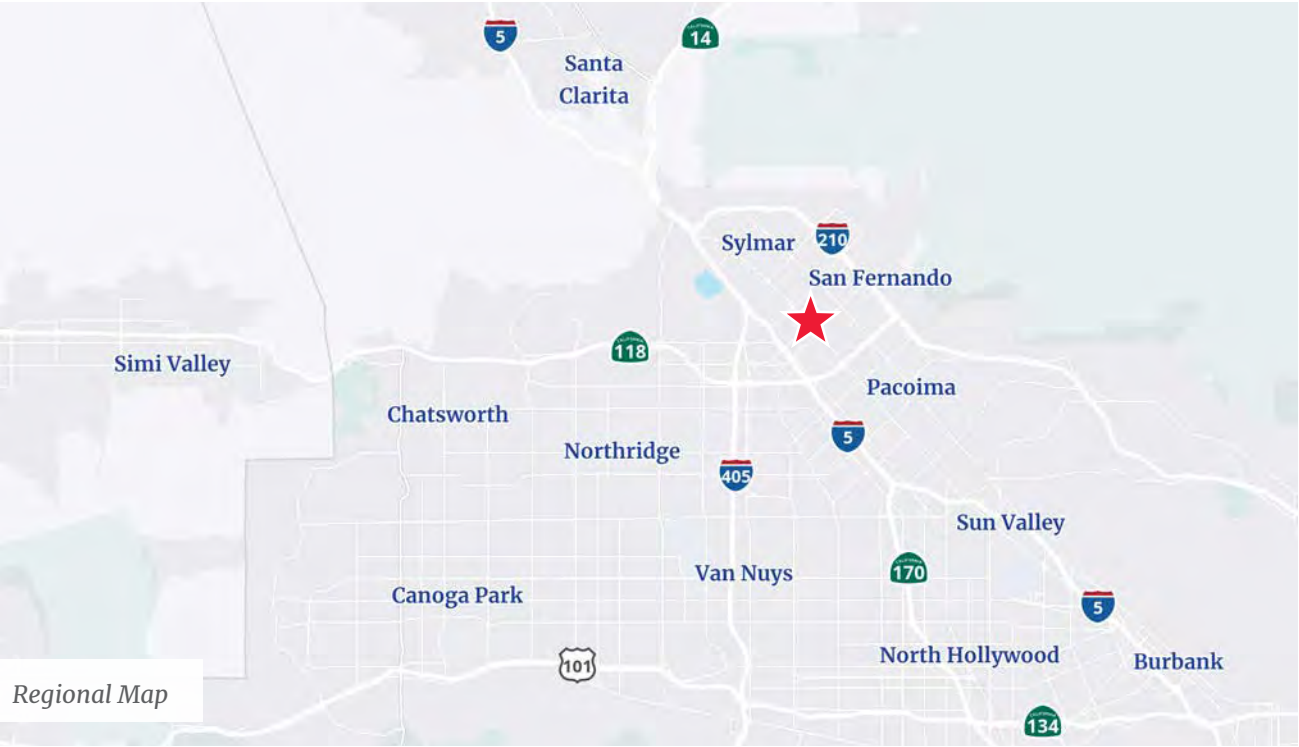
Photos



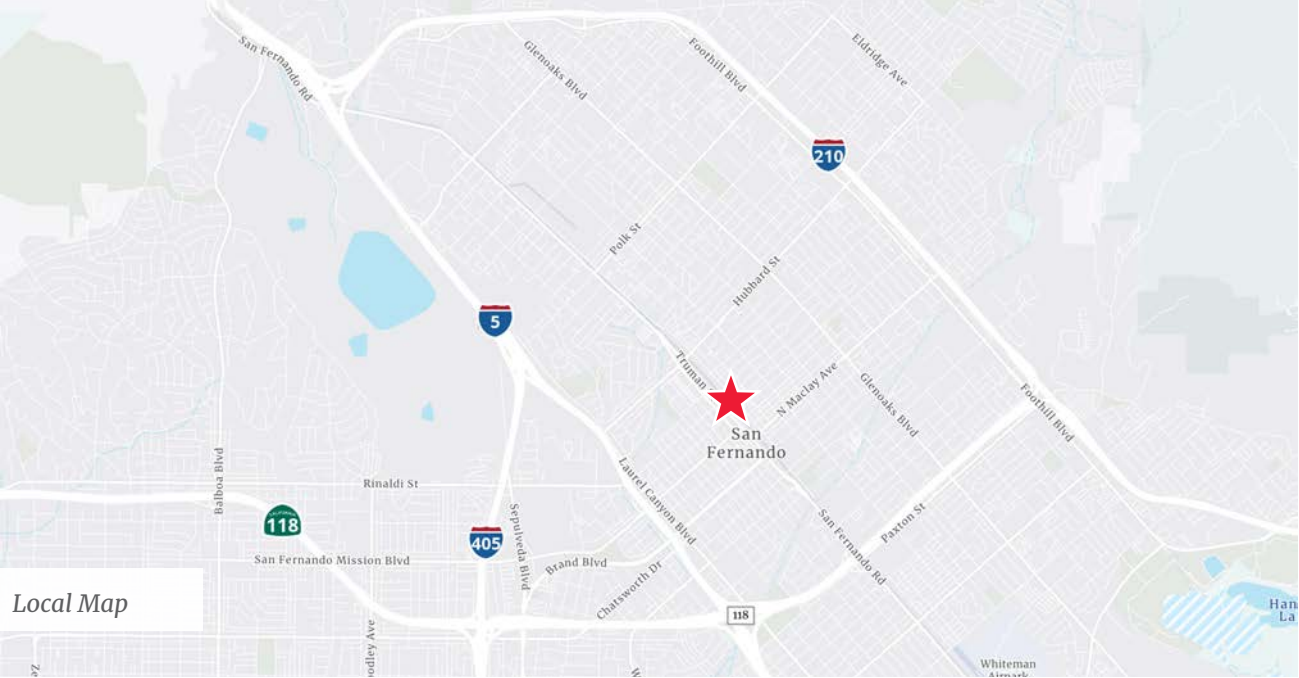
Layout



Location Maps



Regional Map



Local Map



Accelerating success.

Contact Info

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