

FOR SALE & FOR LEASE

±23,244 SF Building on ±71,741 SF Land

Flex Industrial Campus
Owner-User / Investment Opportunity
\$8,500,000



2316
N. San Fernando Rd.

Los Angeles | CA (Glassell Park)

Located in Gated Business Park with Main Street Exposure



Property Highlights

- + Ideal owner-user or investment opportunity
- + 7-buildings in gated campus-like setting
- + Potential for footprint expansion
- + Approximately 400 ft facing N San Fernando Rd
- + Exterior paint and landscaping completed in 2022
- + Opportunity Zone

Property Information



Building SF:
±23,244 SF



Land SF:
±71,741 SF



Sale Price:
\$8,500,000
(\$366/SF)



Lease Rate:
\$2.00 MG +
CAM



Year Built:
2021
Rebuilt



Clear Span
Warehouse



Office Area:
10%



Exterior
Dock Doors:
1



Zoning:
M1 (Light
Manufacturing)



Ceiling
Height:
10'-16'



APN:
5457-001-028



Power:
400 Amps
240V,
1Phase



BUILDING 1



Availabilities



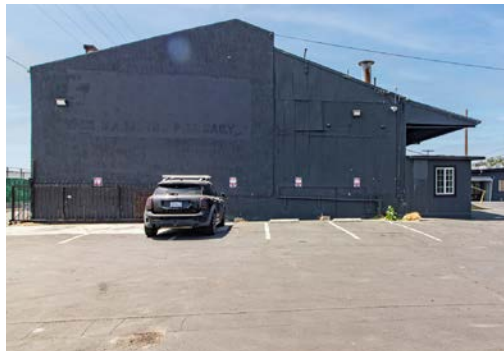
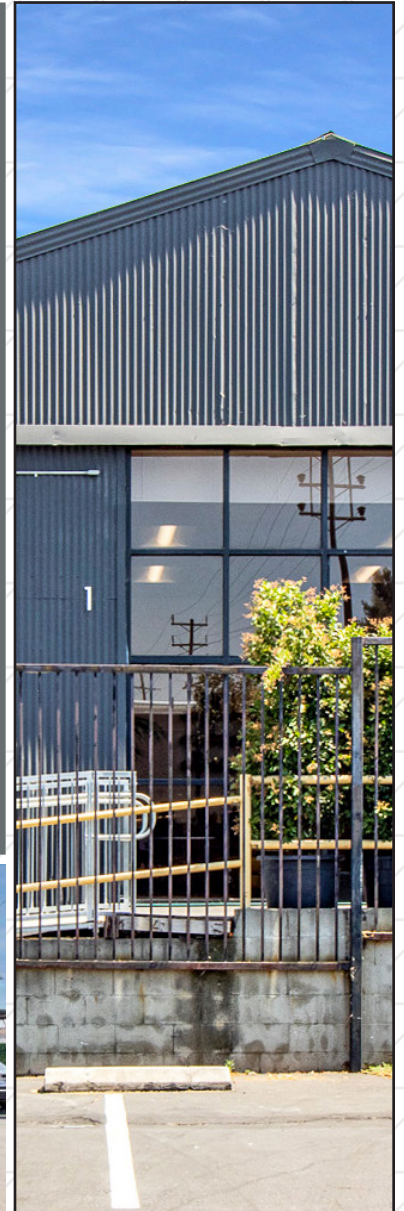
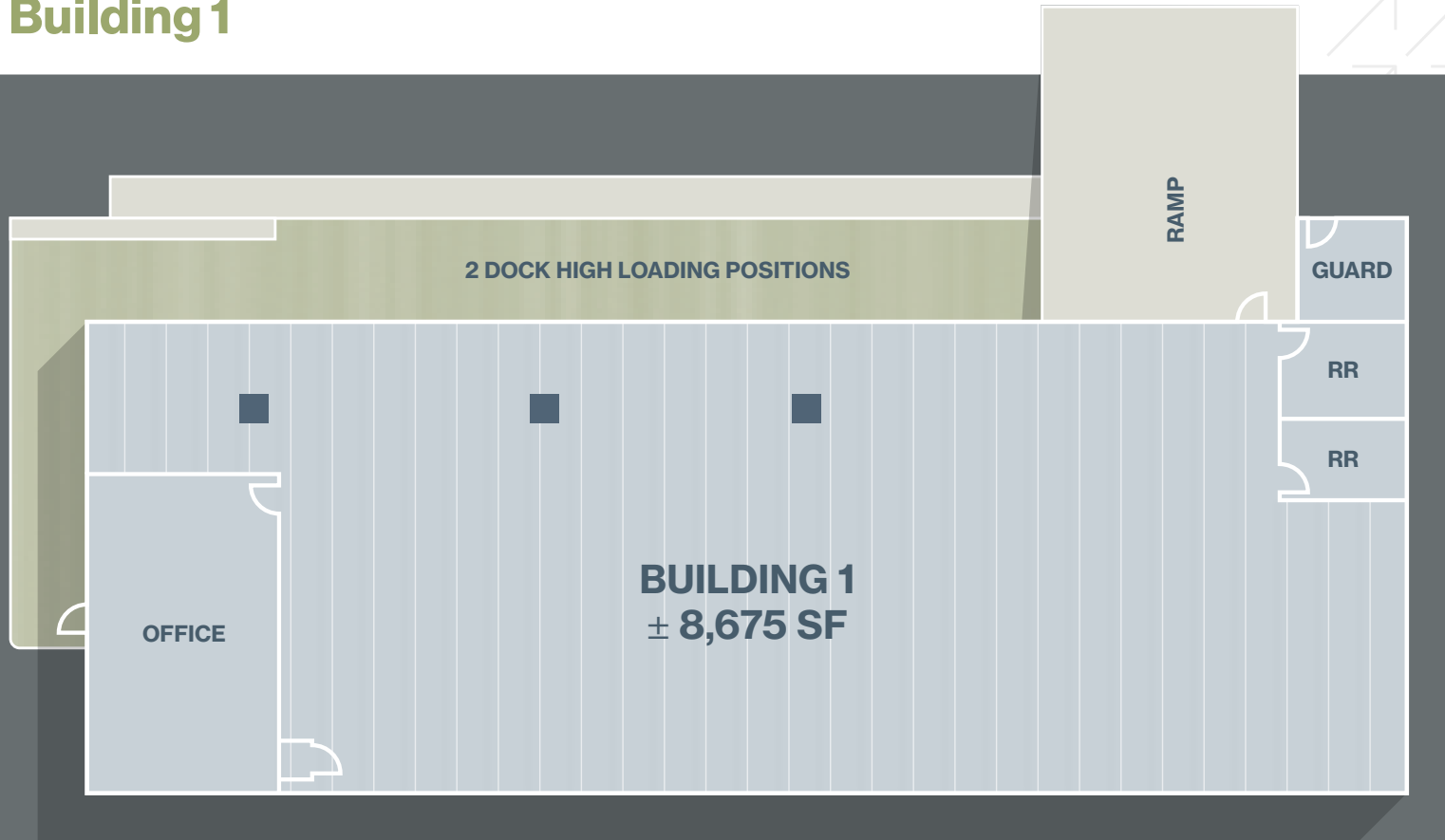
Site Plan

Available for Occupancy



Floor Plan

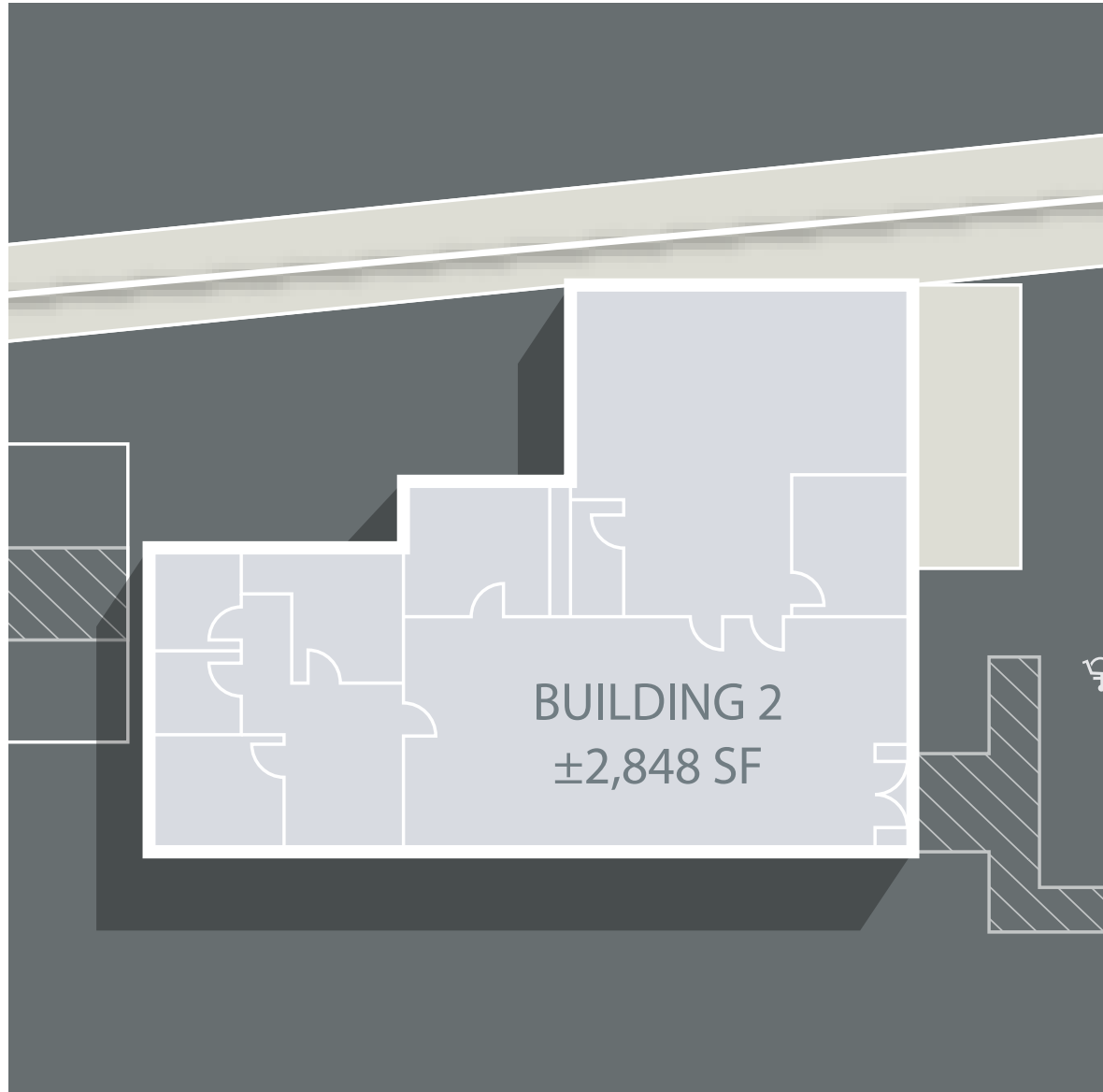
Building 1



*FLOOR PLANS NOT DRAWN TO SCALE

Floor Plan

Building 2



*FLOOR PLANS NOT DRAWN TO SCALE

Floor Plan

Buildings 3 & 4



*FLOOR PLANS NOT DRAWN TO SCALE



BUILDING 3

3A	±4,165 RSF
3B	±4,196 RSF
3C	±792 RSF

BUILDING 4

401	±1,419 RSF
402	±1,149 RSF



Aerial Map



Trendy neighborhood near Silver Lake, Echo Park, Frogtown, Atwater Village, Highland Park, and Downtown LA



LOS ANGELES | CA (GLASSELL PARK)



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