



11473 Penrose St | Sun Valley, CA 91352

# 5.3 Acres of Industrial Land with 65,000 SF of Buildings for Lease

## Multiple Sizes Available!

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# Property Highlights



~65,000 SF of Building Area



Oversized Land Area of Approx. 230,411 SF (~5.3 Acres)



Excellent for RV / Bus / Vehicle Yard, Contractor's Yard, Outside Storage Needs



Immediate 5 Freeway Access, Great Valley Location



Fully Fenced & Secure



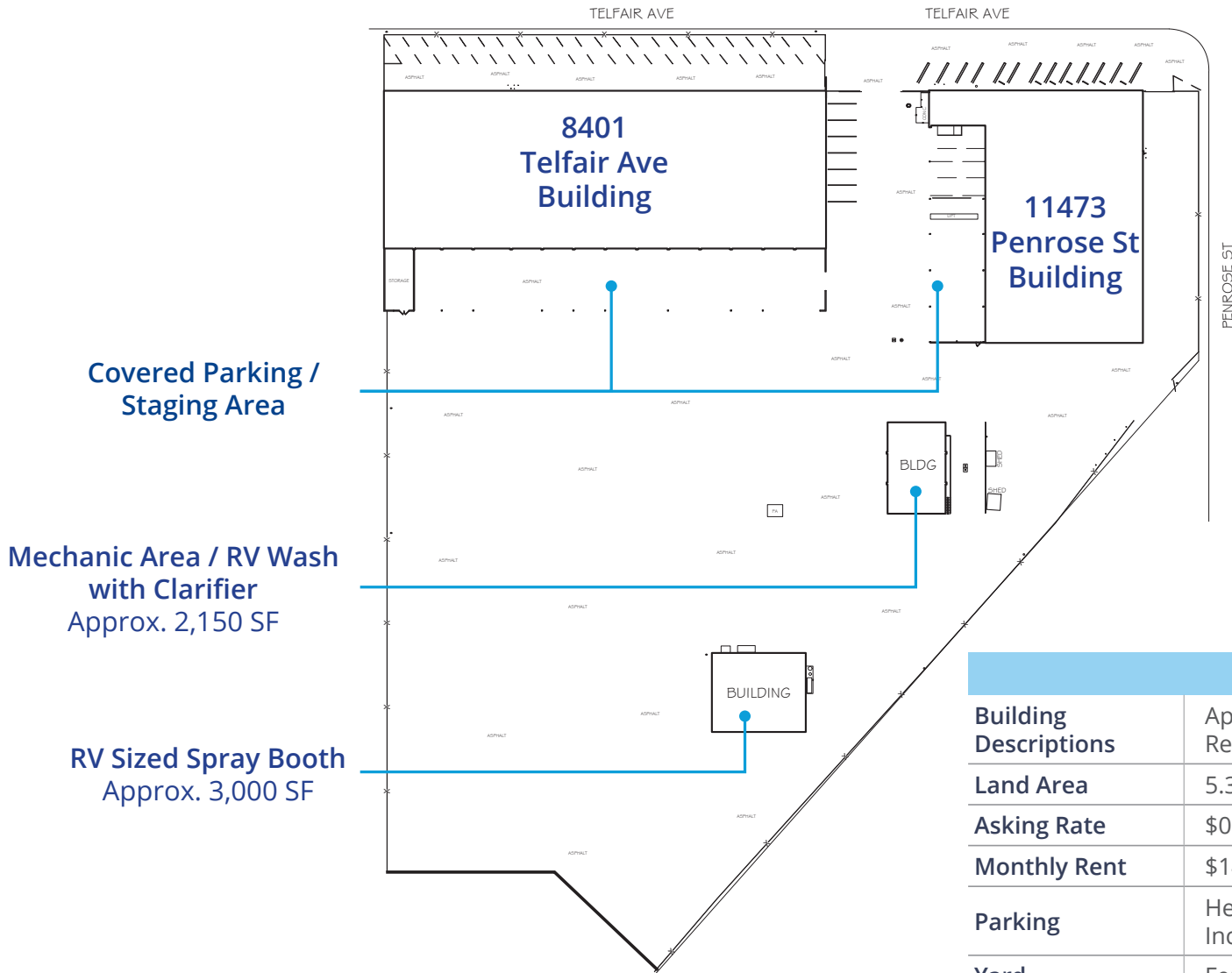
Vehicle Wash Area, RV Sized Spray Booth, Mechanic Building / Storage



Recently Refurbished Offices in Great Condition



# Site Plan & Specifications



Covered Parking /  
Staging Area

Mechanic Area / RV Wash  
with Clarifier  
Approx. 2,150 SF

RV Sized Spray Booth  
Approx. 3,000 SF

Specifications	
<b>Building Descriptions</b>	Approx. ~65,000 SF of Buildings On-Site with Refurbished Offices in Great Conditions
<b>Land Area</b>	5.3 Acres / 230,411 SF
<b>Asking Rate</b>	\$0.65 PSF NNN / Op.Ex. \$0.08
<b>Monthly Rent</b>	\$149,767
<b>Parking</b>	Heavy Parking and / or Large Yard Area Including a Separate / Gated Parking for Employees
<b>Yard</b>	Fenced and Paved
<b>Zoning</b>	LAM1
<b>Possession</b>	Call Broker
<b>To Show</b>	Call Broker



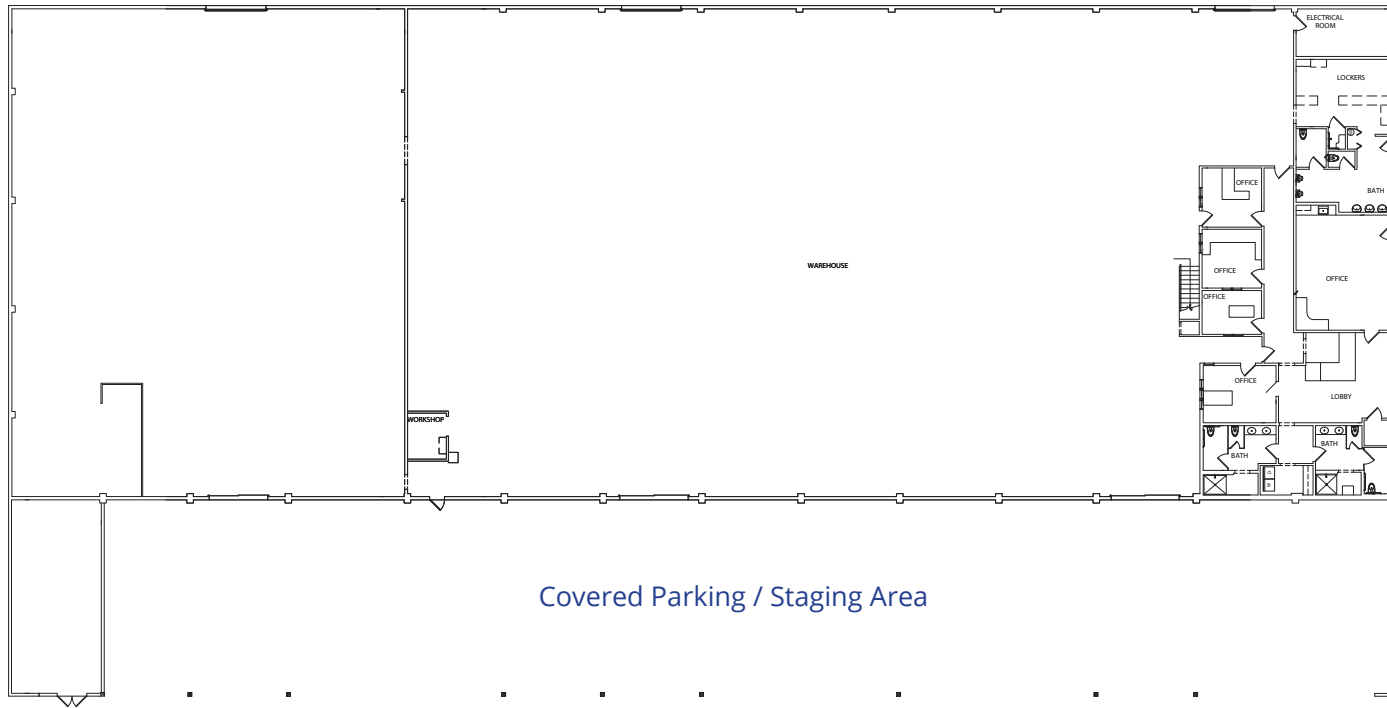
## Building Specifications 8401 Telfair Ave

Building Description	~28,000 SF, plus ~11,200 SF Covered Parking / Staging Area
Office SF	~3,500
Clear Height	14', Clear Span
Loading	8 Ground Level Doors
Power	600A, 120/208V, 3Ph, 3W
Sprinklered	Yes



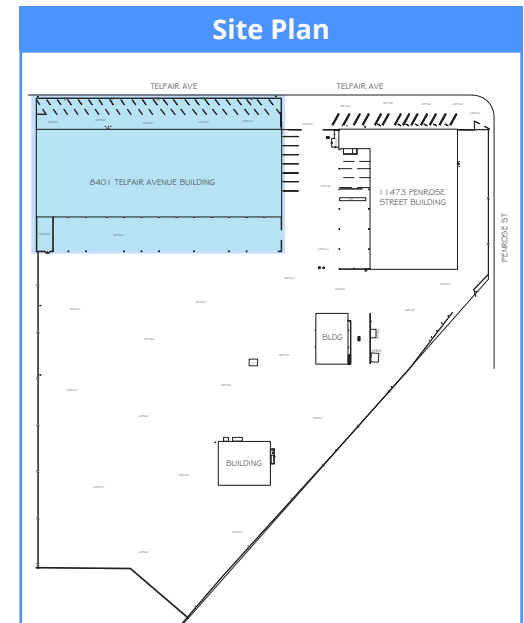
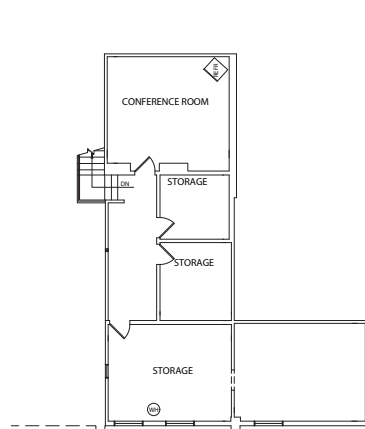
Mechanic Area / RV Wash with Clarifier

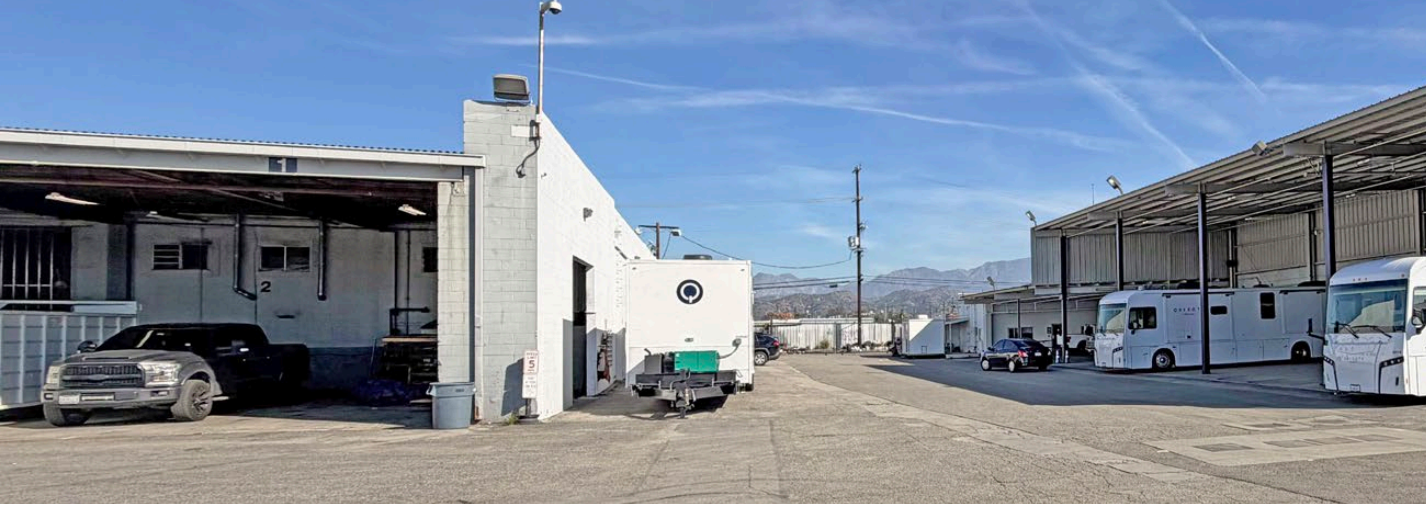
# Layout | 8401 Telfair Ave



Covered Parking / Staging Area

## 2nd Floor

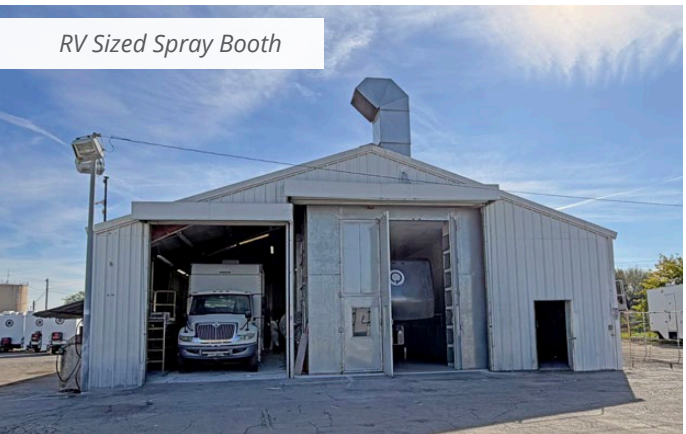




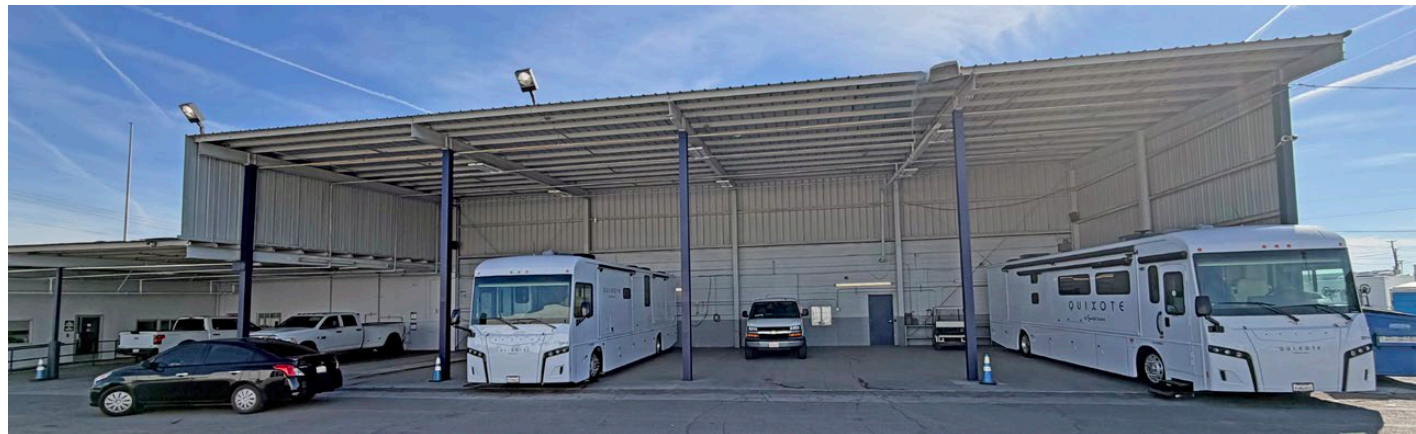
## Building Specifications 11473 Penrose St



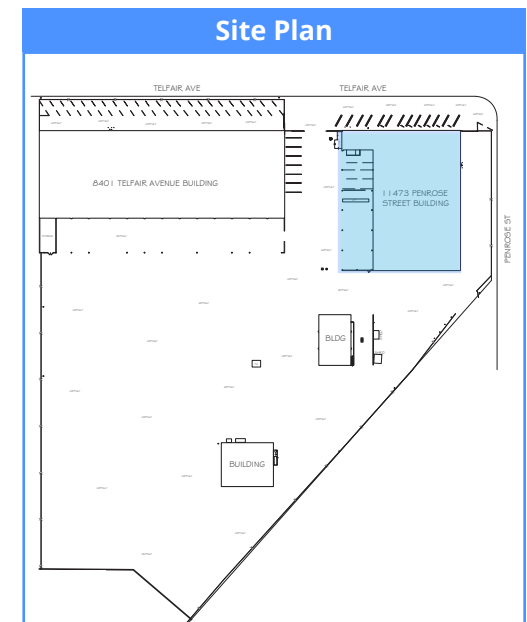
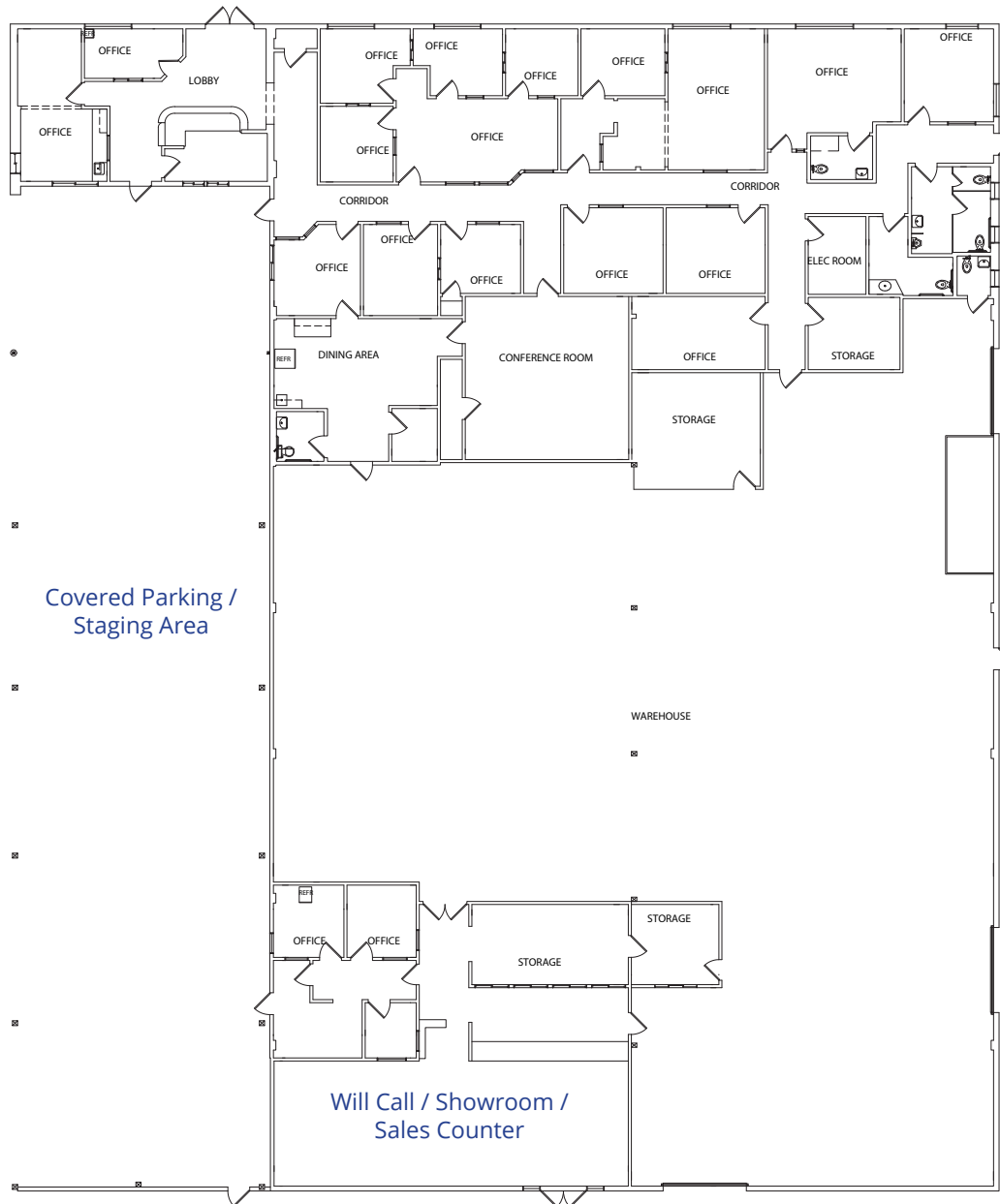
<b>Building Description</b>	~16,830 SF, plus ~5,780 SF Covered Parking / Staging Area
<b>Office SF</b>	~6,500
<b>Clear Height</b>	11', Bow Truss
<b>Loading</b>	4 Ground Level Doors
<b>Power</b>	200A, 240V, 3Ph, 3W 400A, 480V, 3Ph, 3W
<b>Sprinklered</b>	Yes



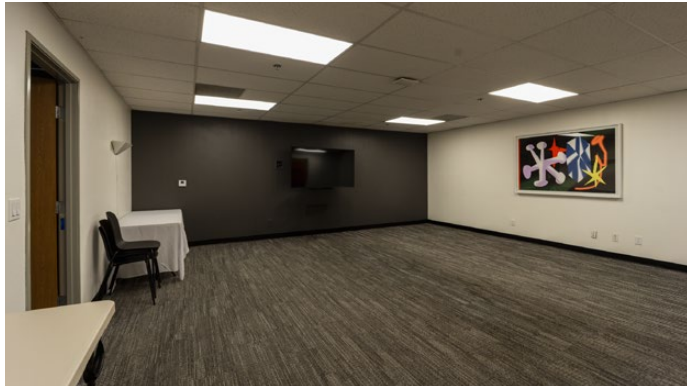
RV Sized Spray Booth



# Layout | 11473 Penrose St

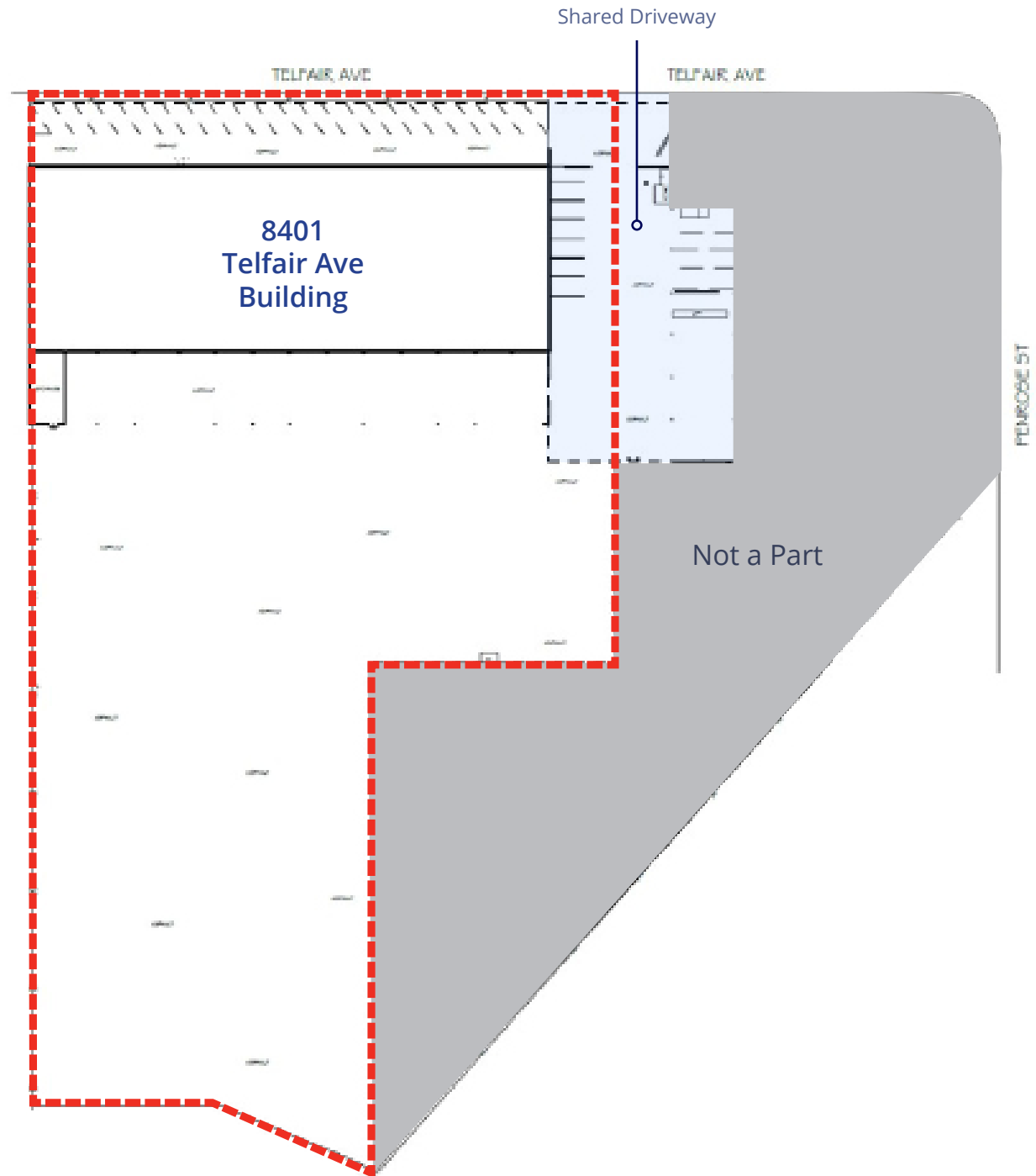


# Photos | Recently Refurbished Offices



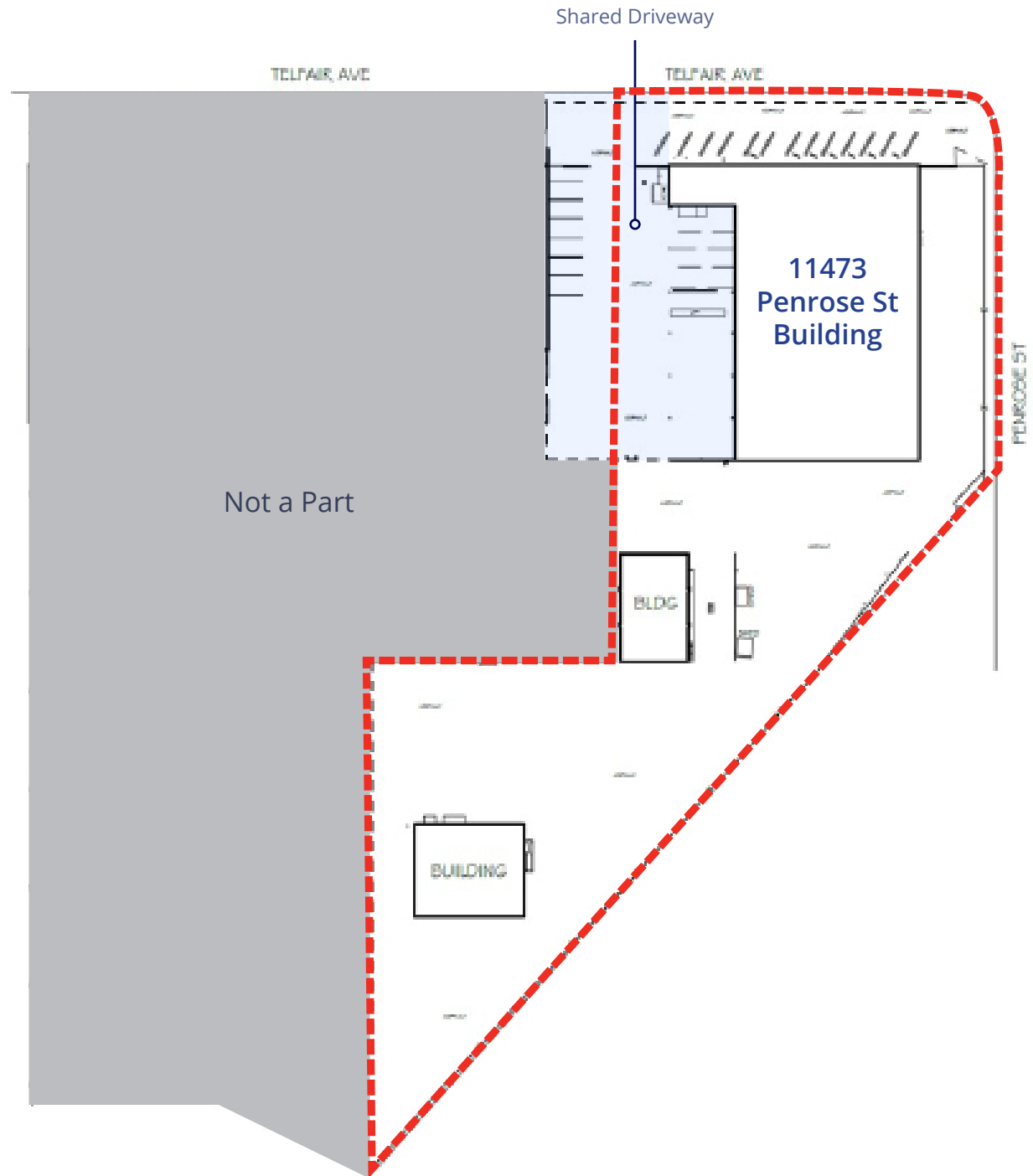
## Divisibility Option 1 North Side

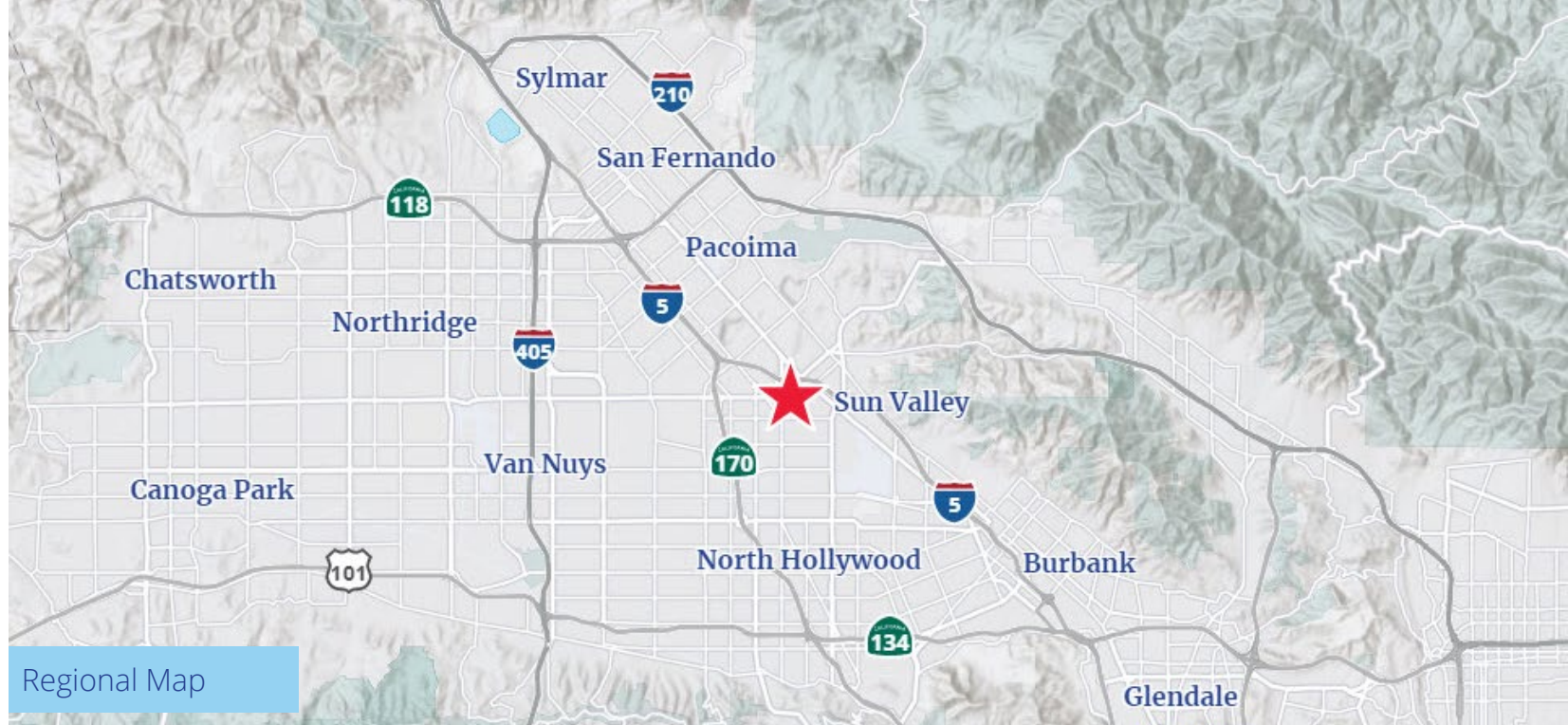
<b>Building Description</b>	8401 Telfair Ave
<b>Land Area</b>	Approx. 3 acres / 130,680 SF
<b>Asking Rate</b>	\$0.65 PSF NNN / Op.Ex. \$0.08
<b>Monthly Rent</b>	\$84,942



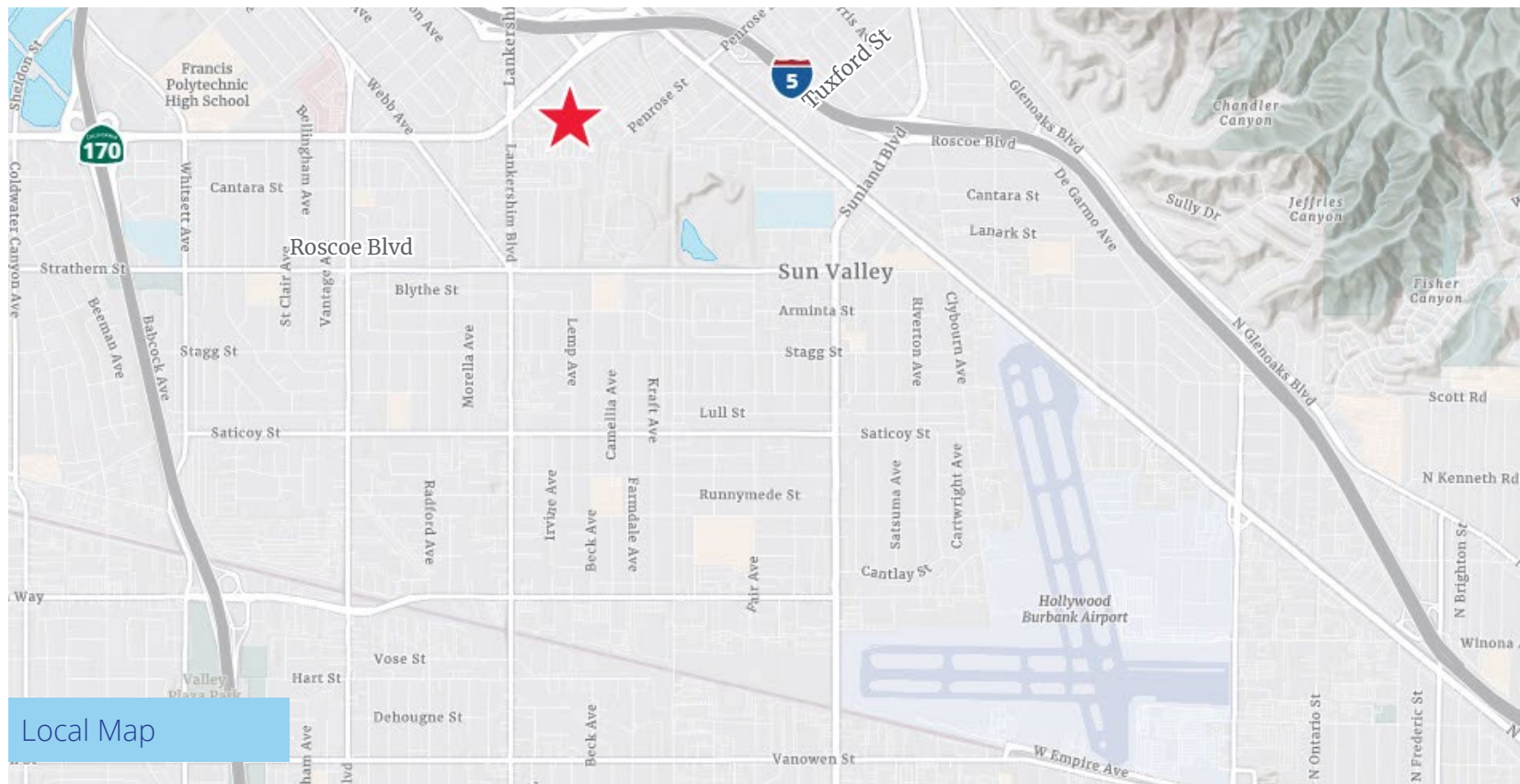
## Divisibility Option 2 South Side

<b>Building Descriptions</b>	11473 Penrose St Mechanic Area RV Sized Spray Booth
<b>Land Area</b>	Approx. 2.3 acres / 100,188 SF
<b>Asking Rate</b>	\$0.65 PSF NNN / Op.Ex. \$0.08
<b>Monthly Rent</b>	\$65,122





Regional Map



Local Map

# Location Maps



Accelerating success.

### Contact Info

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