

11310 Sherman Way,
Sun Valley, CA 91352

- ❑ 11,400 – 31,700 SF Available
- ❑ Burbank Airport Adjacent
- ❑ Very Heavy Power



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Available for Sublease



11,400 SF – 31,700 SF
AVAILABLE FOR LEASE



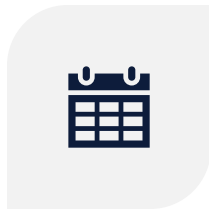
PRIVATE, SECURED, AND
GATED YARD



VERY HEAVY POWER
UP TO 2,400 AMPS, 480 V



5-MINUTE DRIVE FROM
170 FREEWAY



SUB LEASE THROUGH
AUGUST 31, 2027
LONGER TERM
POSSIBLE



M2 ZONING ALLOWS
FOR WIDE VARIETY OF
INDUSTRIAL USES

AVAILABLE FOR LEASE

Building 1

11310 Sherman Way | 20,300 SF

Available SF: 20,300 SF

Monthly Rent: \$25,375

Lease Rate PSF: \$1.25 Gross

Shop/Warehouse SF: 18,886 SF

Office SF: 1,414 SF

Warehouse Clearance Height: 14'

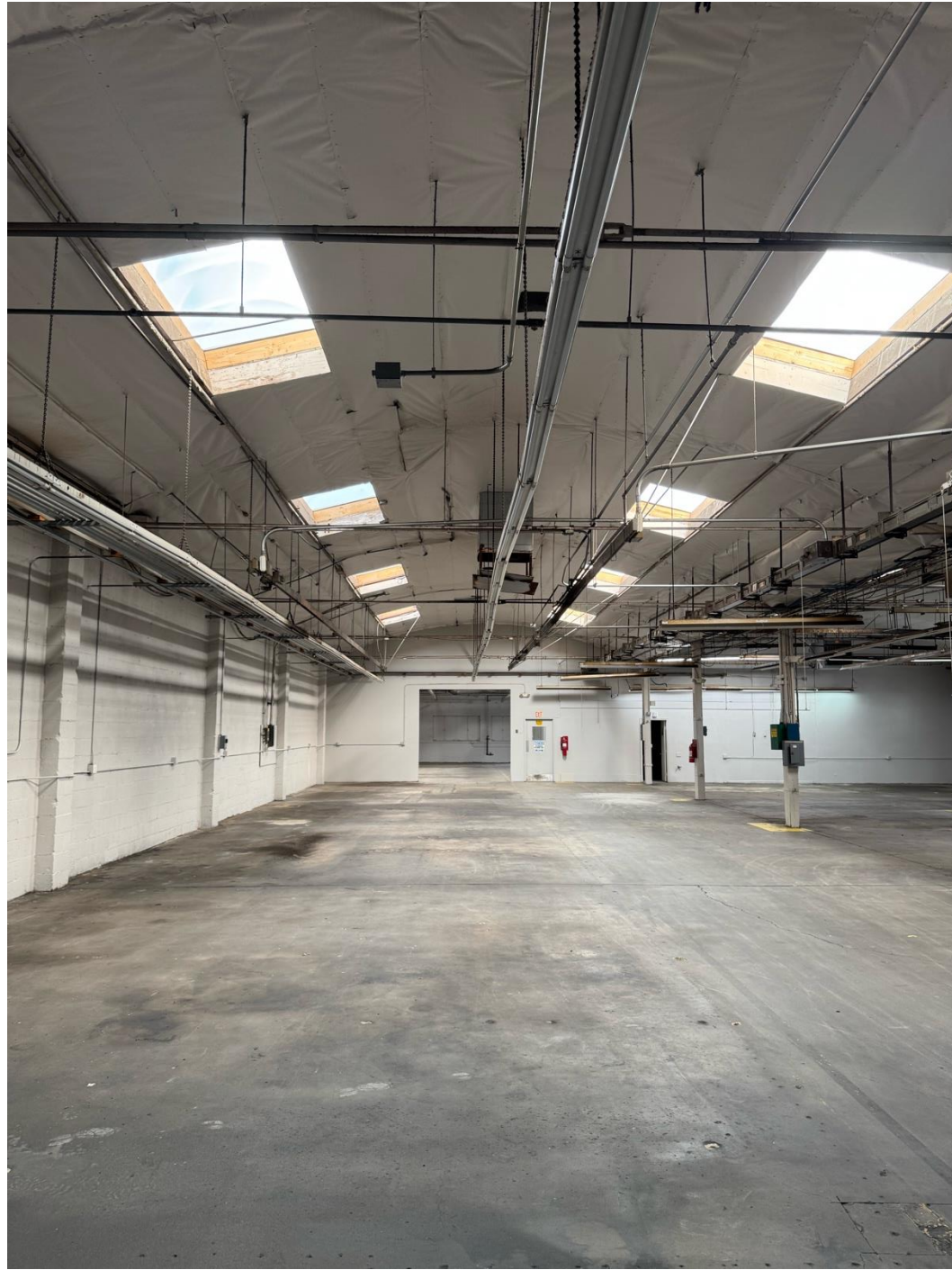
GL Doors: One (1)

Power: 1,200 AMPs; 277/480V ; 3 PH ; 4W

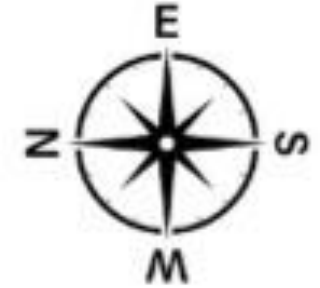
Zoning: M2

As-Striped Parking Spaces: 18





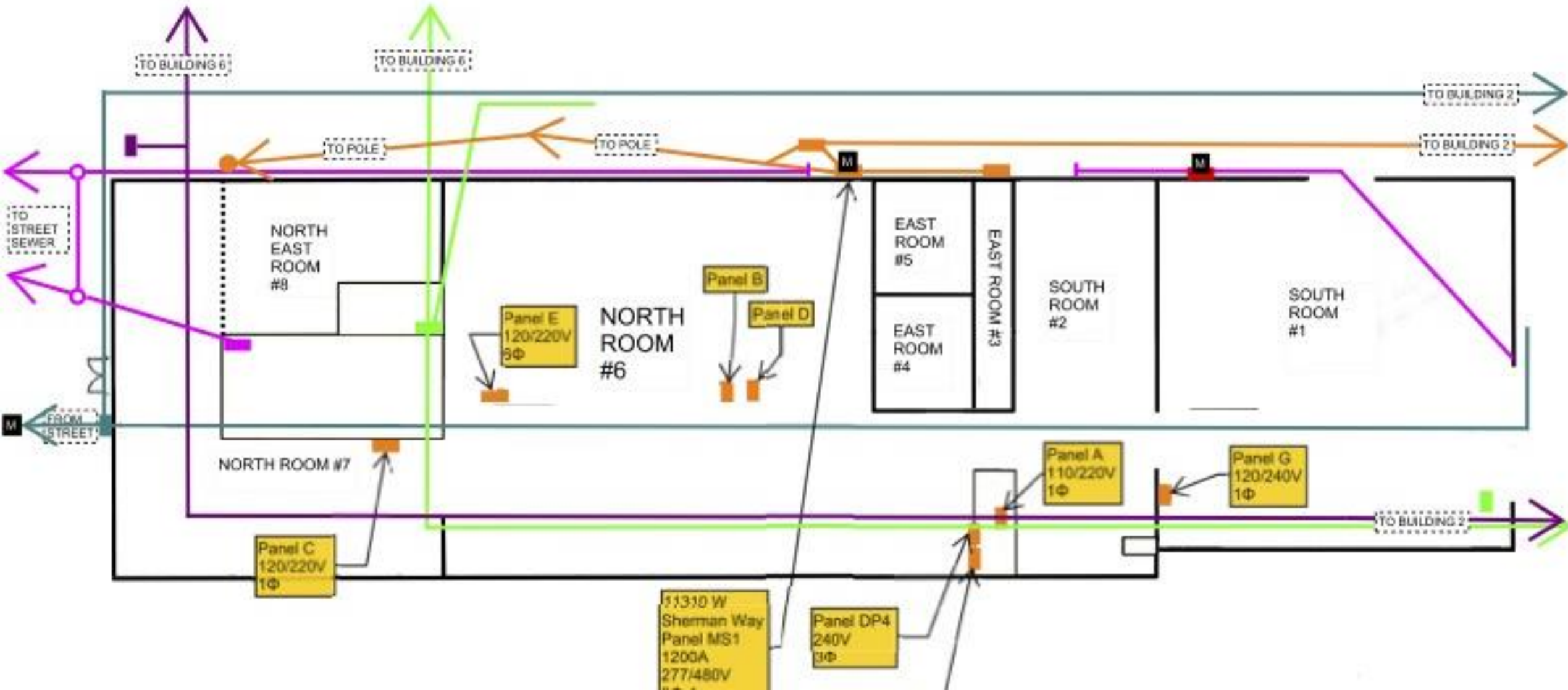
11310 SHERMAN WAY BLDG



BUILDING 1 UTILITY FLOOR PLAN

TOTAL SQ FT=20,300
SHOP SQ FT=18,886
OFFICE SQ FT=1,414

CONSTRUCTION:
BLOCK AND METAL
BUILT IN 1945--1955
70' X 290'



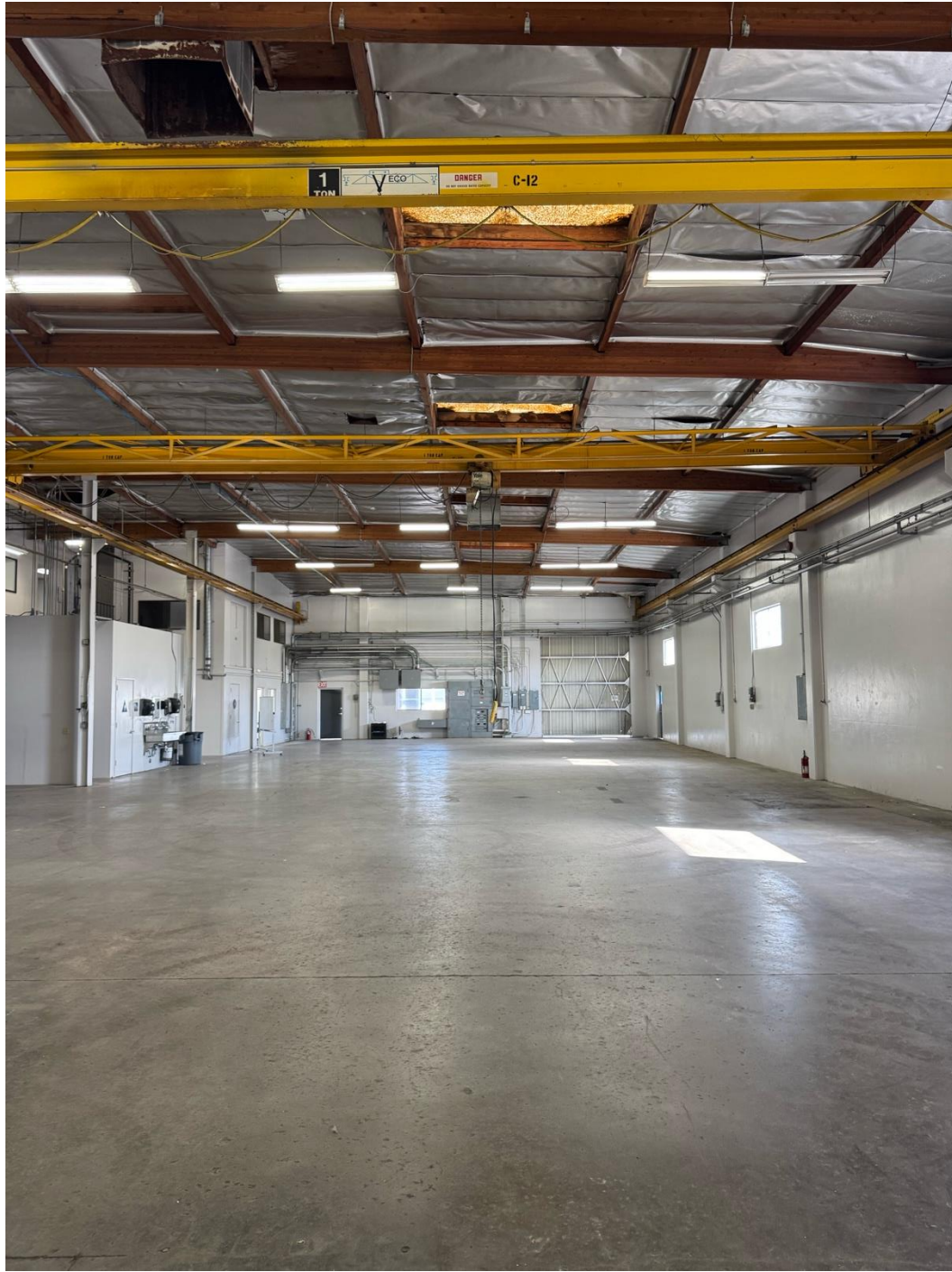
AVAILABLE FOR LEASE

Building 3

11310 Sherman Way | 11,400 SF

Available SF: 11,400 SF
Monthly Rent: \$15,960
Lease Rate PSF: \$1.40 Gross
Shop/Warehouse SF: 8,809 SF
Office SF: 2,591 SF
Clear Height: 18'
GL Doors: One (1)
Power: 1,200 AMPs; 277/480V ; 3 PH ; 4W
Yard: Paved
Zoning: M2
Approx. Parking Spaces: 24 (2.1:1,000)

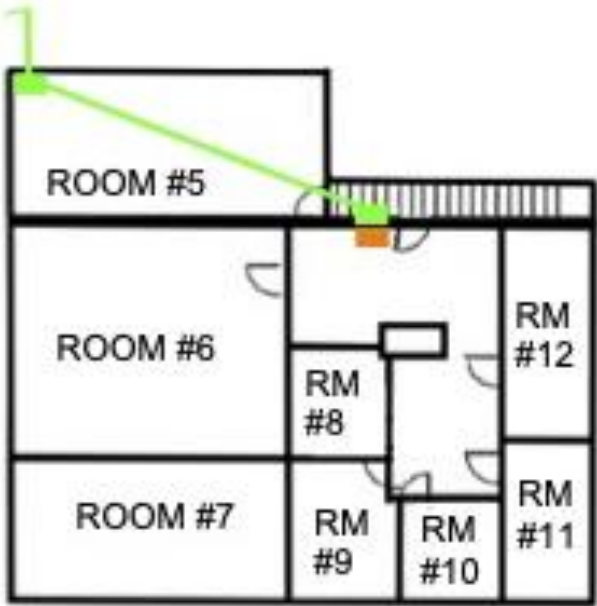
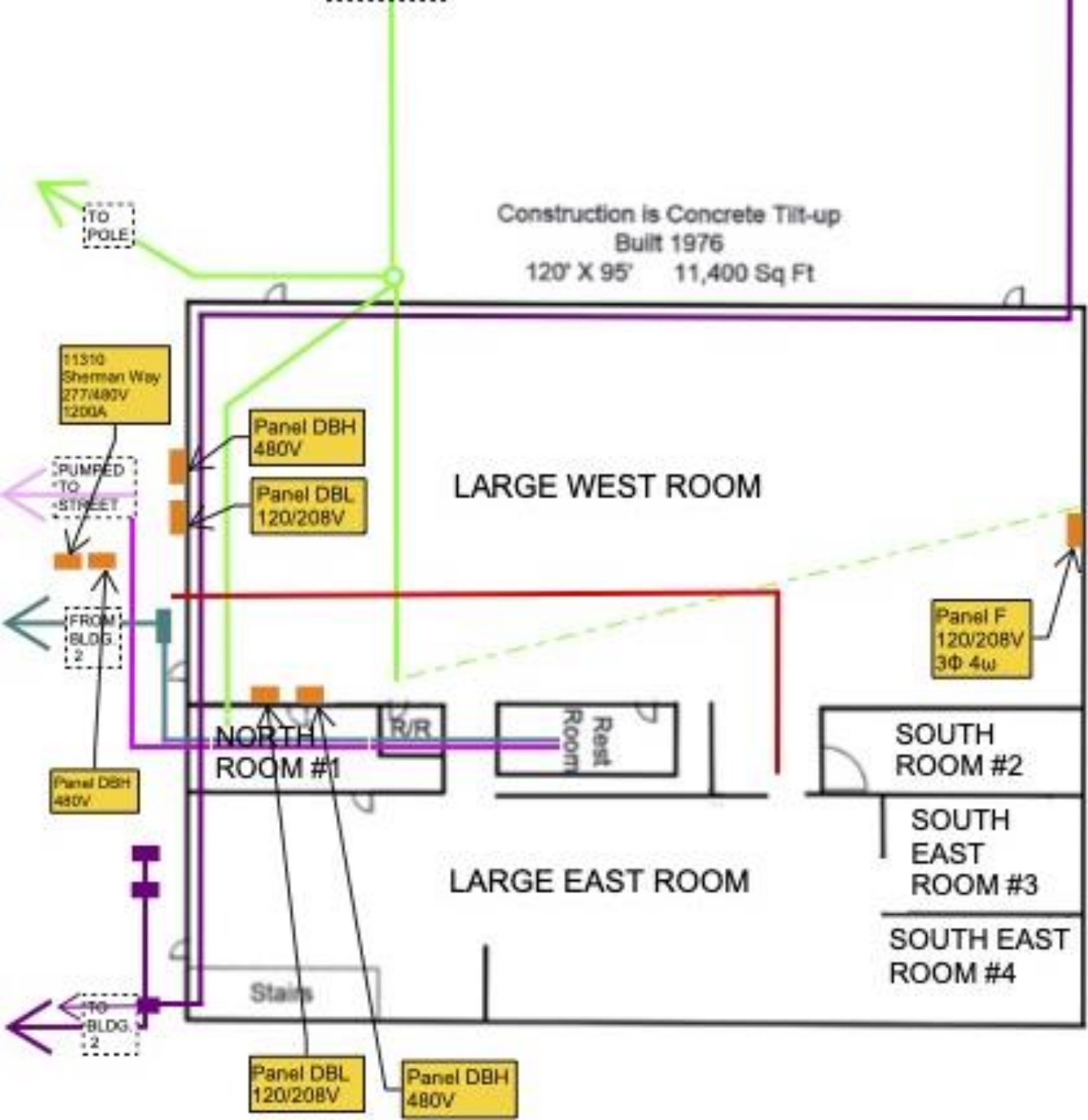




11310 SHERMAN WAY BLDG



BUILDING 3 UTILITY FLOOR PLAN



Upstairs

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Sun Valley, CA 91352

Options to Sublease
11,400 SF | 20,300 SF | 31,700 SF



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