

**Sun Valley Industrial Building  
Warehouse/Light Manufacturing "For Lease"  
11630 PENDLETON STREET**

**Secured Parking!!**



**100% A/C!!**

- LOCATION:** 11630 Pendleton Street, Sun Valley, Ca 91352
- SIZE:** 14,952 +/- square feet
- RENTAL RATE:** \$1.75 per square foot, MG
- AVAILABLE:** January 2024
- PARKING:** Front parking lot (8 Spaces) and Secured back Parking Lot (20 Spaces)
- COMMENTS:**
- \*M2 zoned property
  - \*16-foot ceiling height clearance
  - \*Approximately 5,000 sq. ft. of office space & 550 sq. ft. of Mezzanine/Storage Space
  - \*600 amp 3-phase power
  - \*One (1) 12x12 Dock High Loading
  - \*One (1) 15x14 Ground Loading Dock/One (1) 13 x 13 Ground Loading Door
  - \*Just off the 5 Freeway

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

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