

13571

Vaughn Street, E  
San Fernando, California 91340



**NEWBRIDGE**  
REAL ESTATE SERVICES

*Exclusive Offering*

Owner / User  
Opportunity

101,059 SF

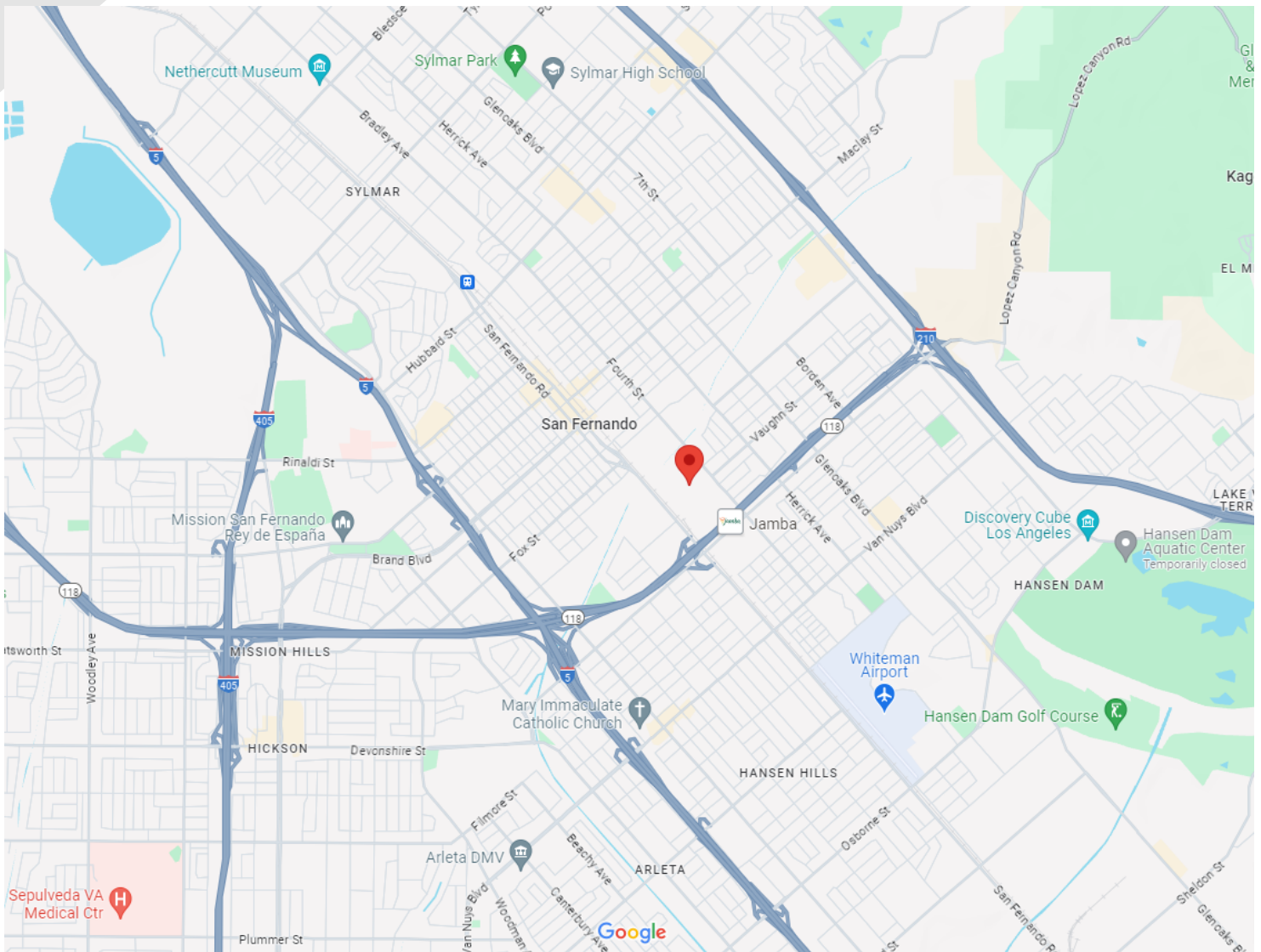
**Industrial Condominium**  
with Large Fenced Yard (income opportunity)

**For Sale**

# OVERVIEW

This 100,000 + SF industrial property is ideally located in San Fernando, California surrounded by four major freeway arteries, Interstate 5 and Interstate 405, Interstate 210 and Highway 118. The Building is loaded with industry standard features for warehousing and distribution businesses. It has a large fenced yard which can be used for income, additional parking or storage. The project consists of 5 industrial condominiums and has several convenient access points for trucking, vans, employee and customer parking.

The property is less than 10 miles from Burbank Airport , less than 30 miles from LAX , less than 50 miles from the Port of Long Beach and less than 60 miles from Port Hueneme.



This information is provided in good faith and with the understanding that reasonable care and due diligence shall be required by anyone using it to make material decisions. As with all real estate transactions, all parties must consult with a qualified professional including but not limited to an attorney before signing any contracts. All measurements are approximate and must be independently confirmed.



**NEWBRIDGE**  
REAL ESTATE SERVICES



# Building Specifications

BUILDING SIZE:	101,059
OFFICE SIZE:	4,028
WAREHOUSE SIZE:	97,031
LAND SIZE:	2.62 (Acres)
USE:	Warehouse / Distribution / Light Manufacturing
ZONING:	M2
CLEAR HEIGHT:	20' to 28'
COVERED LOADING:	11,000 sf @ 20' Clearance
CONSTRUCTION TYPE:	Concrete Tilt-Up
YEAR BUILT:	1964
TRUCK DOORS:	4 -12X14 @ DOCK HIGH
DOCK HIGH LOADING SPACES:	13 with Levelers
YARD TYPE:	Asphalt / Concrete / Fenced
PARKING:	100
SPRINKLERS:	Yes
POWER SUPPLY:	600 AMPS 277/480 Volt

13571 Vaughn Street, E  
San Fernando, CA 91340

**New Roof**  
**2023**

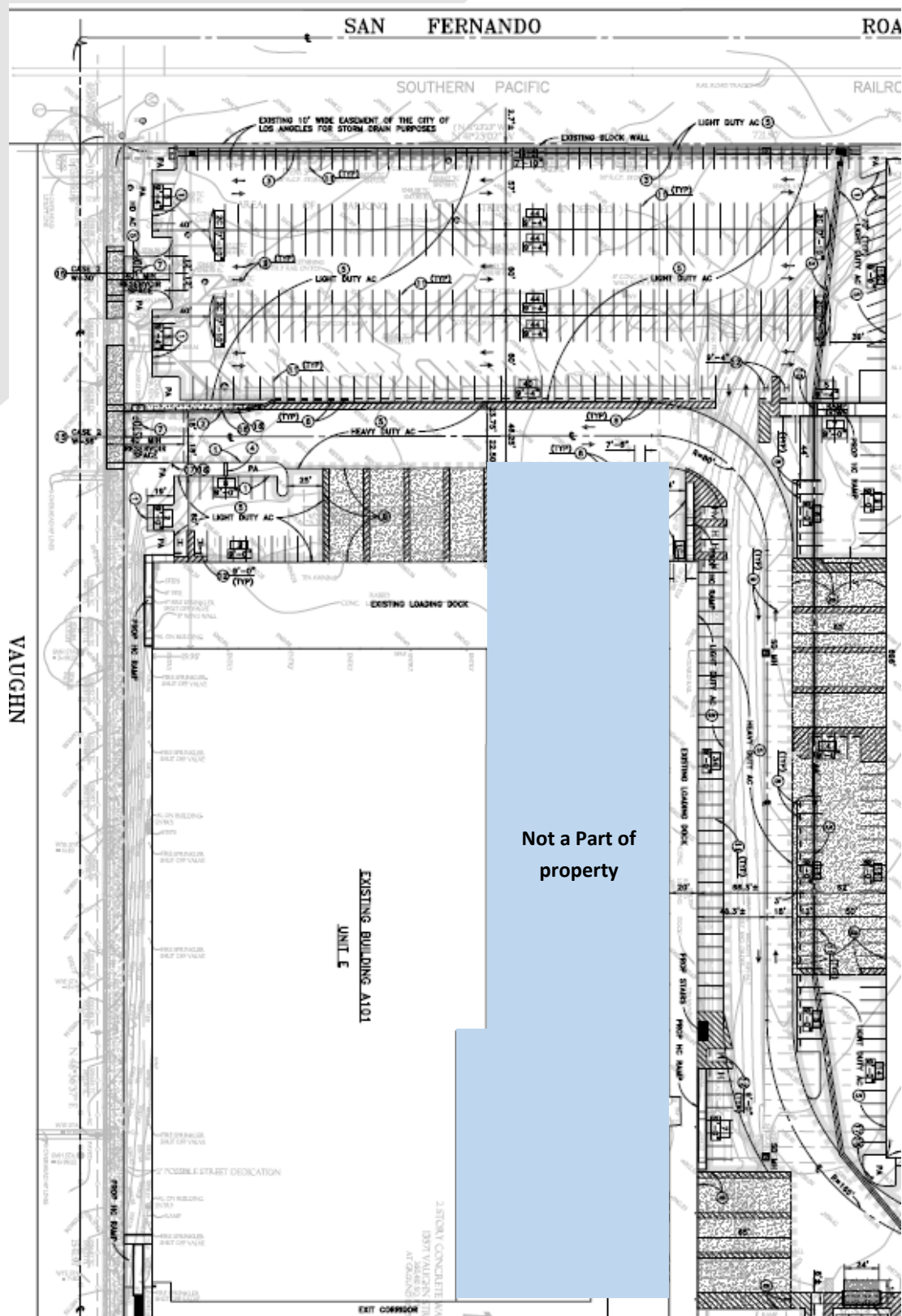
Solar Panels

This information is provided in good faith and with the understanding that reasonable care and due diligence shall be required by anyone using it to make material decisions. As with all real estate transactions, all parties must consult with a qualified professional including but not limited to an attorney before signing any contracts. All measurements are approximate and must be independently confirmed.



**NEWBRIDGE**  
REAL ESTATE SERVICES

13571 Vaughn Street, E  
San Fernando, CA 91340



This information is provided in good faith and with the understanding that reasonable care and due diligence shall be required by anyone using it to make material decisions. As with all real estate transactions, all parties must consult with a qualified professional including but not limited to an attorney before signing any contracts. All measurements are approximate and must be independently confirmed.



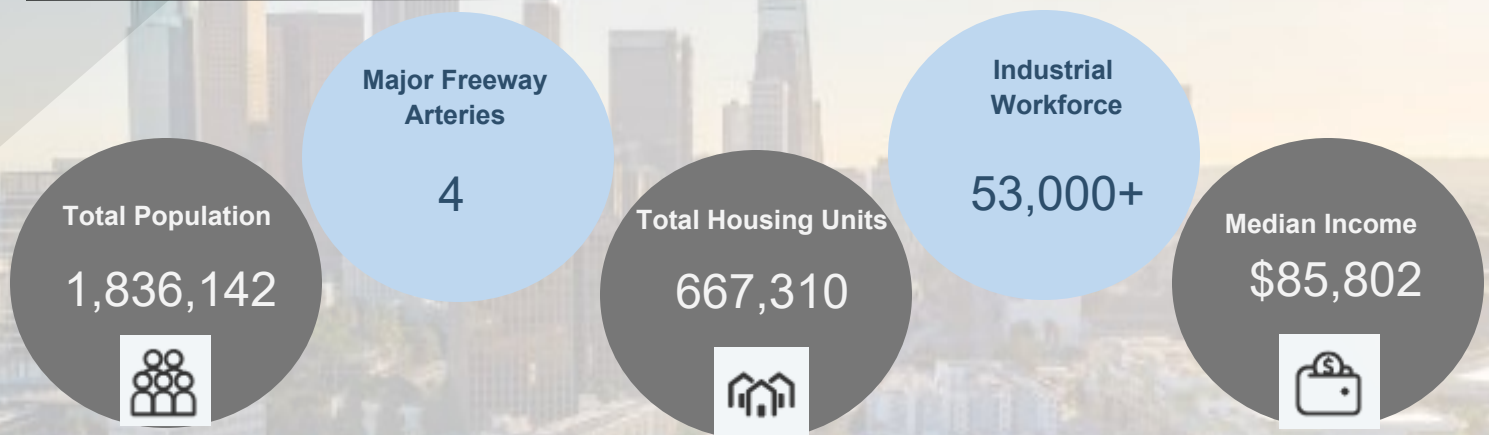
**NEWBRIDGE**  
REAL ESTATE SERVICES

# OFFERED AT

# \$30,250,000

\$299 / RSF

San Fernando, California



Los Angeles is a mature industrial market with limited growth in supply over the past decade. Most inventory was built before 2000 and designed for manufacturing purposes. The built-out nature of the metro, relatively high land values, restrictive development policies, and neighborhood opposition drive many developers east to the Inland Empire. A total of 46.1 million SF of new industrial space completed during the past decade; however, during the same time, the market has had 32.0 million SF of space removed from its inventory. As a percent of existing inventory, supply has expanded by less than 1% during this period.

Darin Arrasmith  
Broker / President  
DRE# 00984115  
C: 805 750 1838  
Darin@nrespro.com



**NEWBRIDGE**  
REAL ESTATE SERVICES

3625 Thousand Oaks Blvd., Suite 288

Westlake Village, CA 91362

[www.newbridgerealestateservices.com](http://www.newbridgerealestateservices.com)

This information is provided in good faith and with the understanding that reasonable care and due diligence shall be required by anyone using it to make material decisions. As with all real estate transactions, all parties must consult with a qualified professional including but not limited to an attorney before signing any contracts. All measurements are approximate and must be independently confirmed.