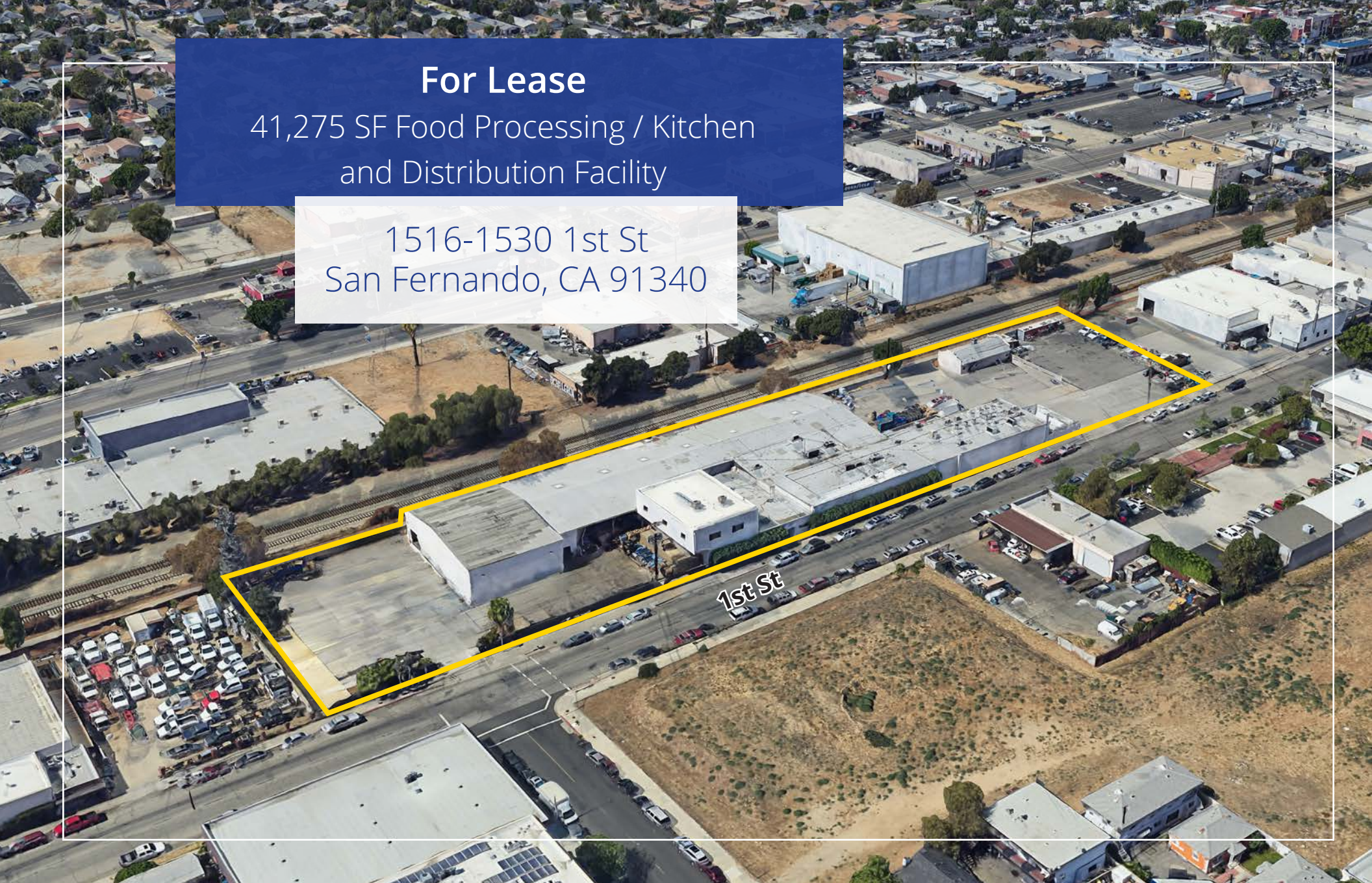


For Lease

41,275 SF Food Processing / Kitchen
and Distribution Facility

1516-1530 1st St
San Fernando, CA 91340



Colliers

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Building Highlights



Fantastic Food Processing / Manufacturing Facility



Multiple Coolers, Freezer, Food Prep Area



Large Lot with Private, Gated Concrete Yard



Central Location; Great Fwy Access to 5/118/170/405

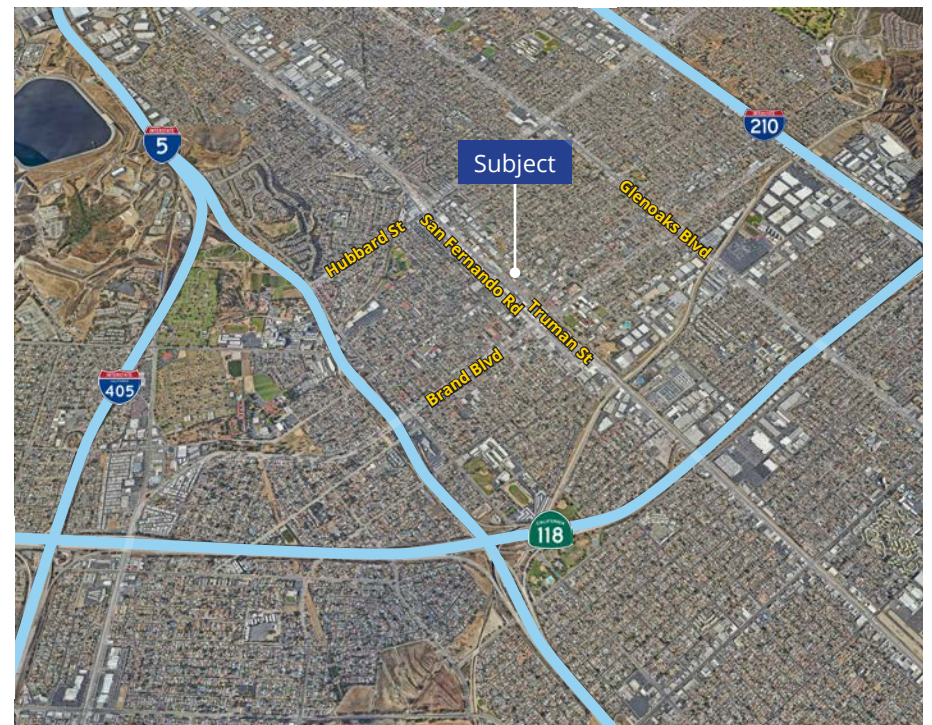


Heavy Power



City Of San Fernando Benefits

Available SF	41,275
Monthly Rent	TBD
Lease Rate/SF	TBD, NNN / Op.Ex. \$0.30
Lot Size	2.19 AC / 95,365 SF
Clear Height	17'
DH / GL Doors	2 / 4
Power	1200A, 480V, 3Ph, 4W
Parking Spaces / Ratio	84 / 2.04:1
Office SF / #	6,869 / 13
Restrooms	9
Yard	Gated / Fenced / Concrete
Zoning	SP-5
Additional Information	Food Prep Areas: 40° with drains 3 Coolers: 33°-38°; 2 with drains Cooking/Oven Area: ≈1,500 SF Dry Good Warehouse: ≈3,459 SF
To Show	Call Agent

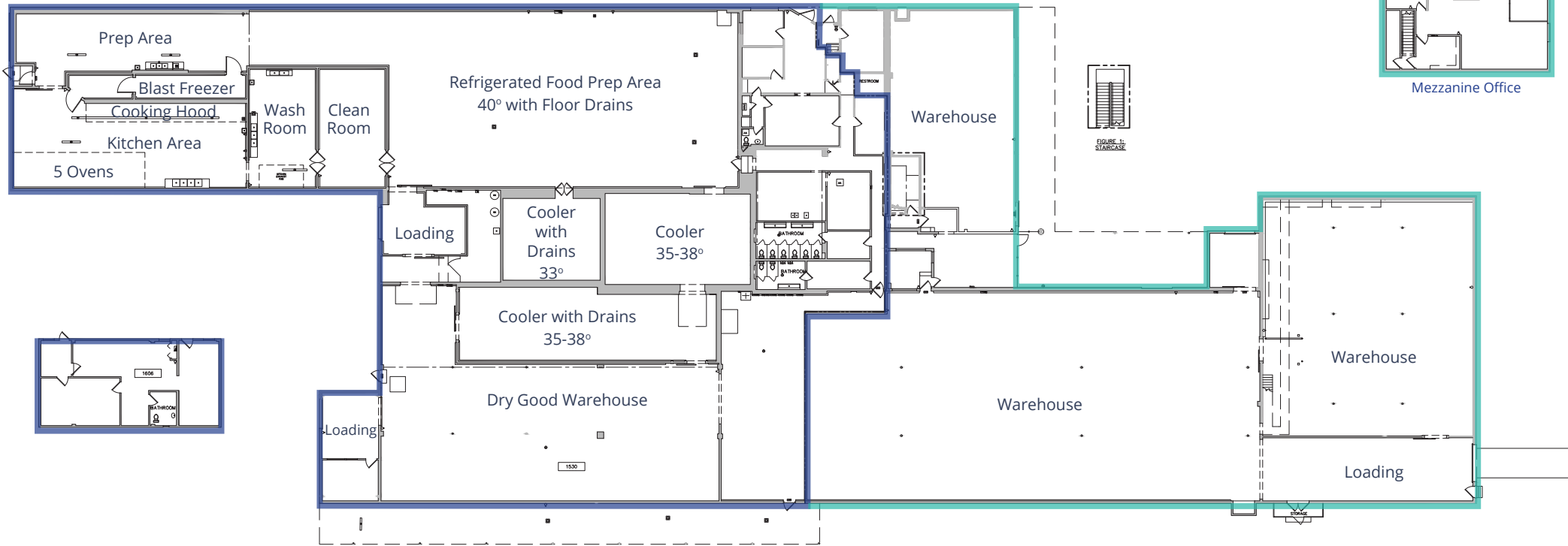


Notes: 2 Electrical Panels: (1530 1st St) 600A, 480V, 3Ph, 4W & (1516 1st St) 600A, 480V, 3Ph, 4W. Some parking spaces are tandem. DH door is 31" (southernmost door). 1 GL door is 15" off ground. 1 GL door is sealed from inside. GL Door Dim: 8'x8'. Tenant to verify power services with licensed electrician & confirm zoning.

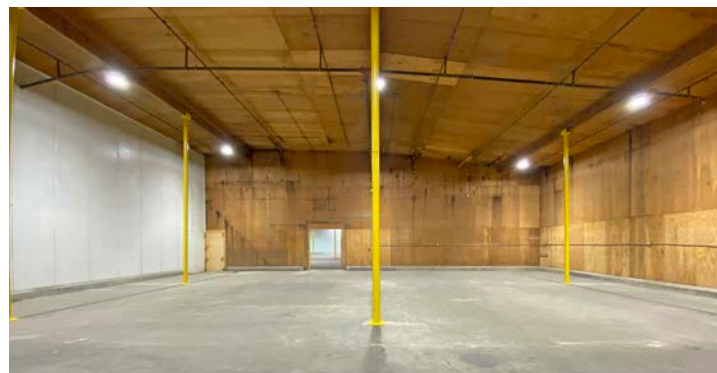
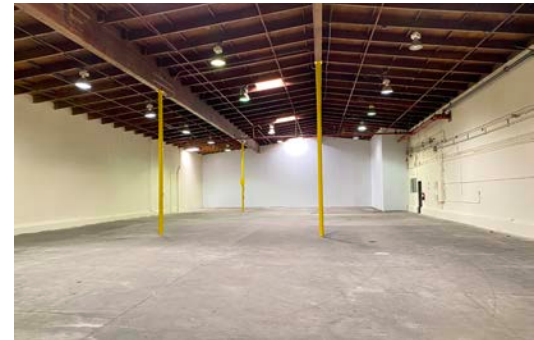
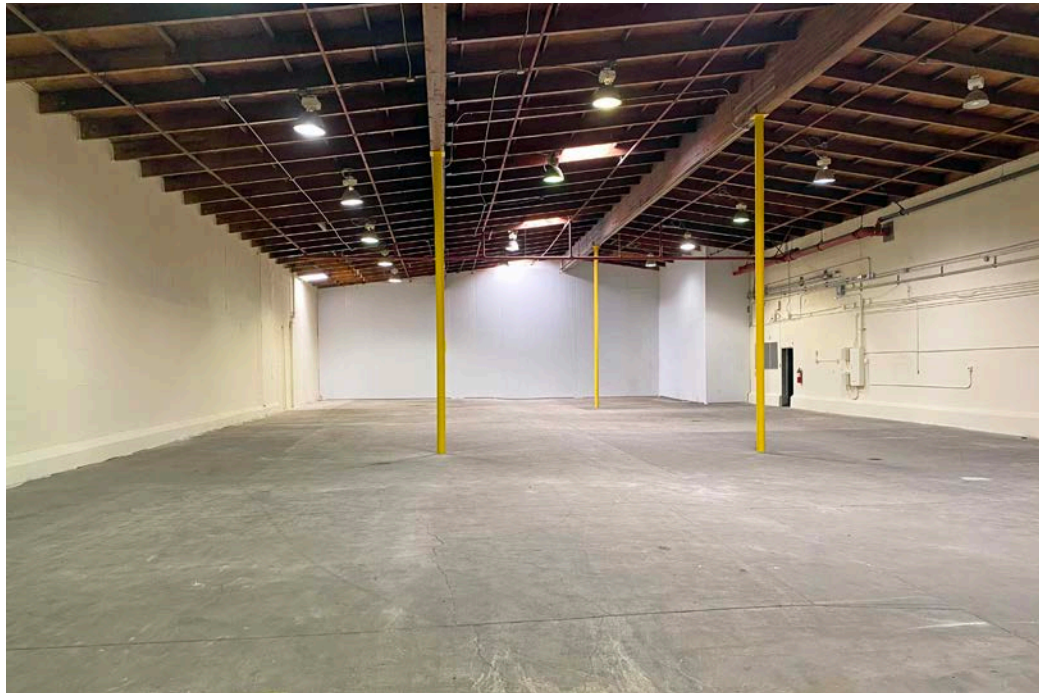
Layout

1530 1st St
22,743 SF

1516 1st St
17,350 SF



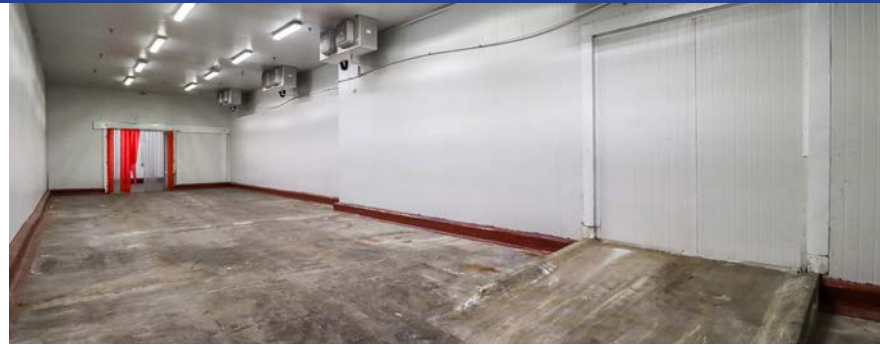
1516 1st St | Warehouse / Distribution Facility



1530 1st St | Food Processing / Manufacturing Facility



1530 1st St | Food Processing / Manufacturing Facility



Kitchen



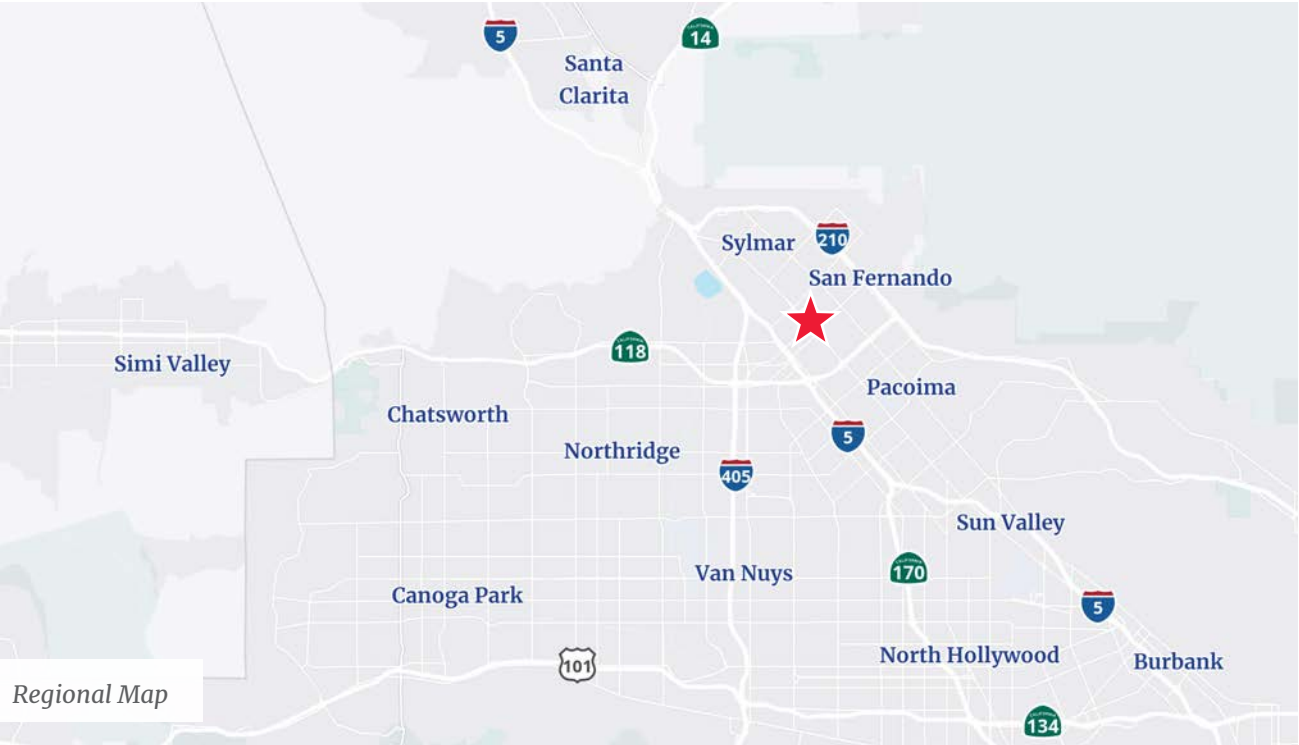
Food Prep Area



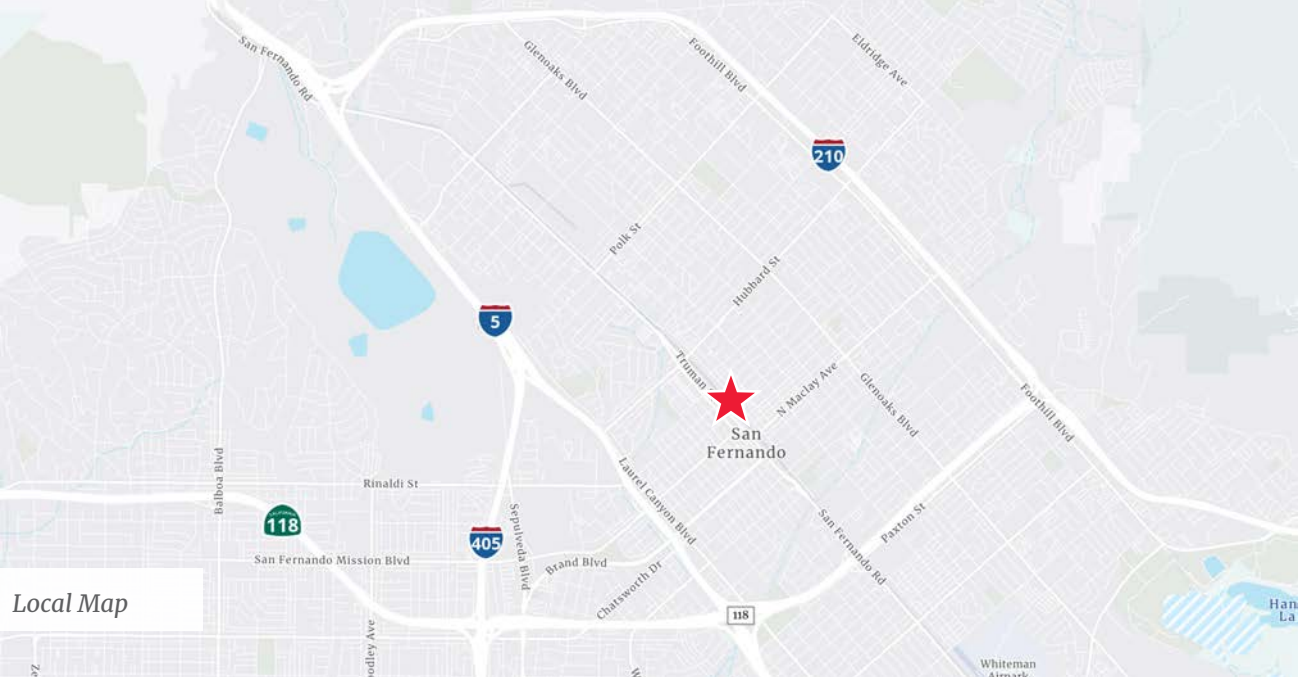
Blast Freezer



Location Maps



Regional Map



Local Map



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