



Laurel Canyon Blvd
Fwy On/Off Ramps

Laurel Canyon Blvd

For Lease or Sale

8866 Laurel Canyon Blvd Sun Valley, CA 91352

26,255 SF Industrial Building

Billy Walk
License No. 01398310
+1 818 334 1898
William.Walk@colliers.com

David Harding
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Kevin Carroll
License No. 02078759
+1 818 334 1892
Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Private Gated Yard



Fully HVAC'd Building



Low NNNs



Minutes to Burbank Airport



Visibility from Freeway Off Ramp & Laurel Canyon Blvd



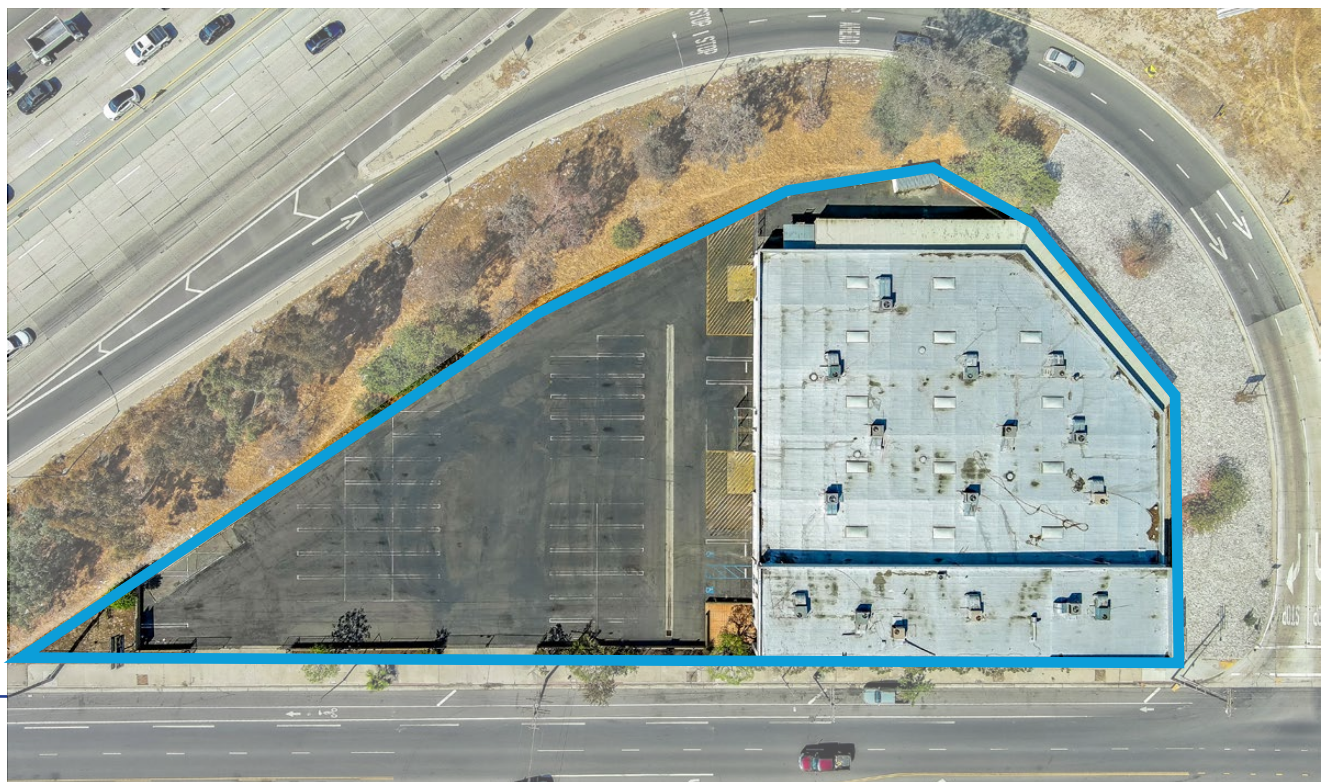
Impressive, Light-Filled Double-Height Lobby Area



Immediate Access to I-5 Freeway; Proximate to 170 Freeway



Heavy, Well-Distributed Power



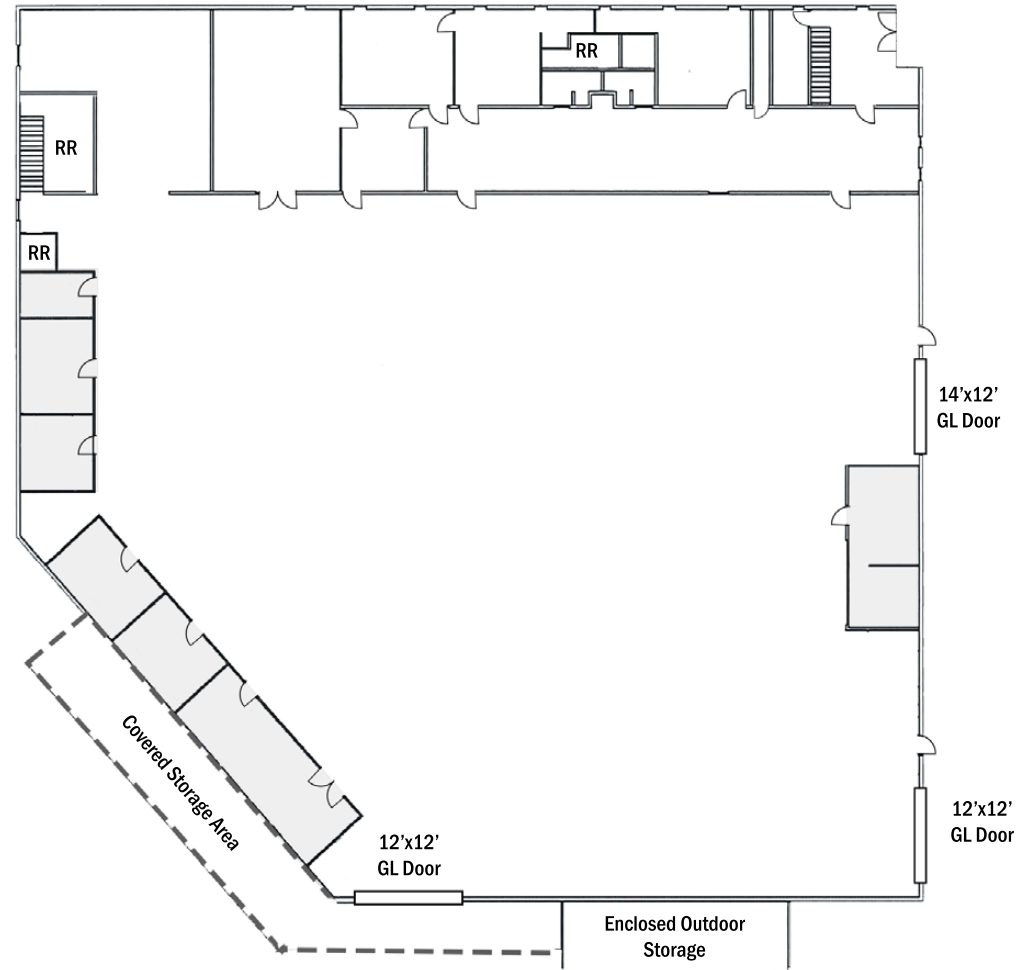
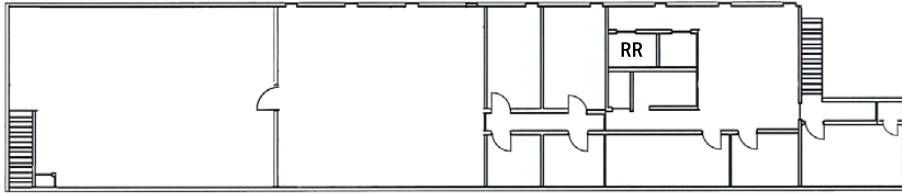


Building Specifications

Available SF	26,255
Sale Price	\$7,600,000
Sale Price PSF	\$289.47
Monthly Rent	\$28,881
Lease Rate PSF	\$1.10 NNN / Op.Ex. \$0.198
Clear Height	13'
GL Doors	3
Power	2000A, 120/240V, 3Ph, 4W
Parking Spaces / Ratio	47 / 1.79:1
Office SF / #	7,937 / 11
Restrooms	4
Zoning	C2
Yard	Fenced / Paved
To Show	Call Agent

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Layout

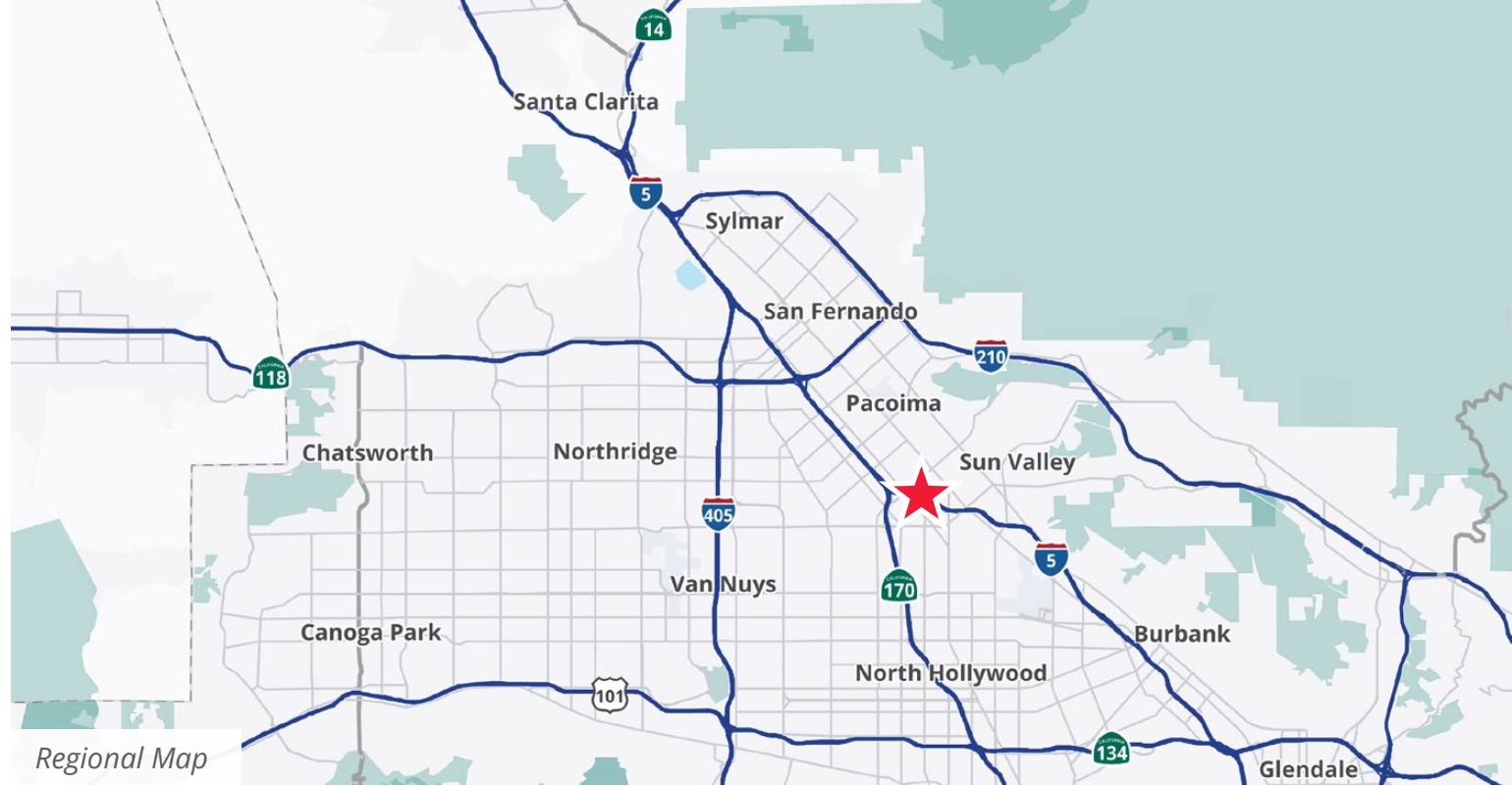


Exterior Photos

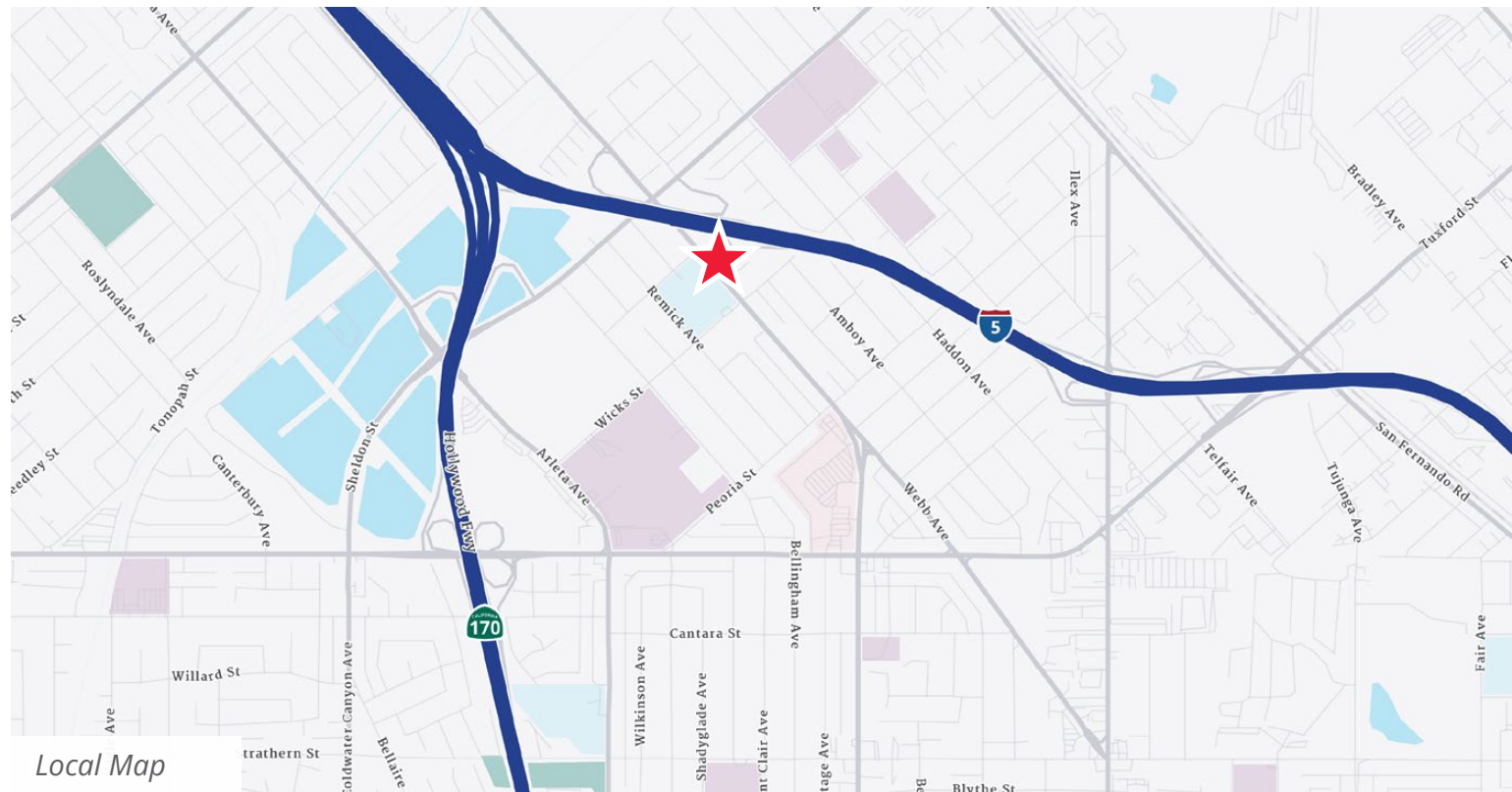


Interior Photos





Regional Map



Local Map

Location Maps



Contact Info

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