

**TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL**

FOR SALE OR LEASE



8563-79 SAN FERNANDO ROAD, SUN VALLEY, CA 91352

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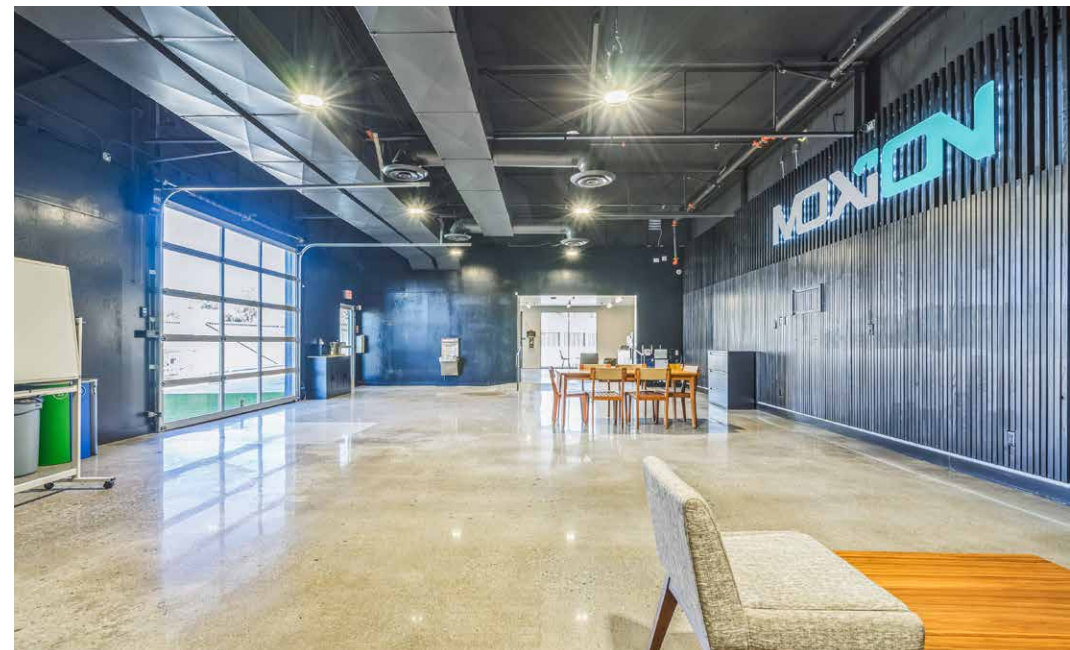
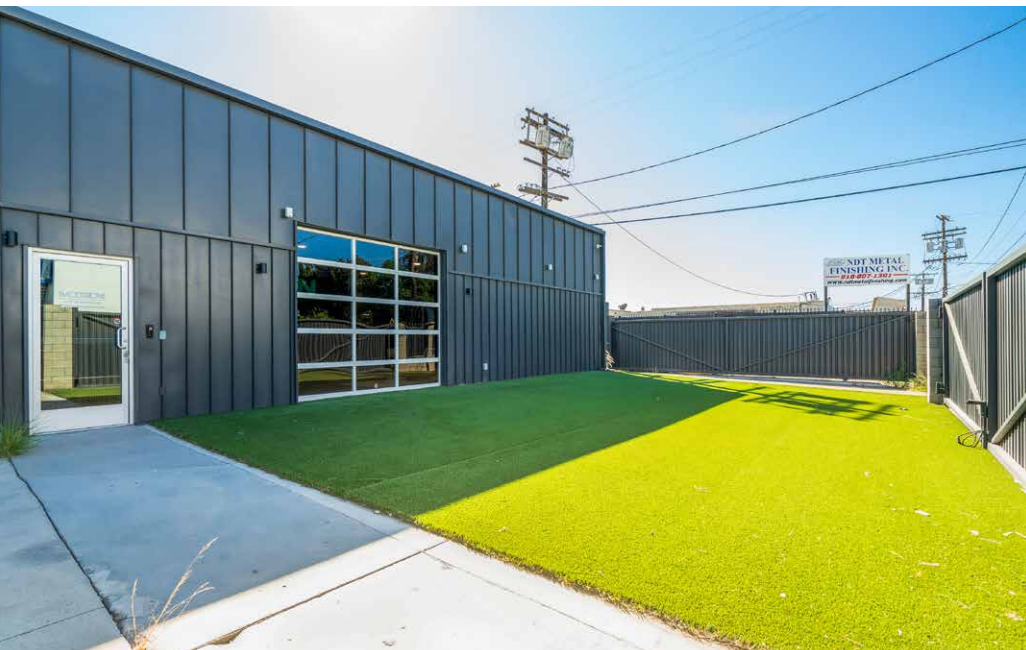
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ADDRESS:	8563-79 San Fernando Road, Sun Valley, CA 91352
SALE PRICE:	\$8,000,000 (\$199.56 / SF)
LEASE RATE:	\$30,066 / month (\$0.75 / SF NNN)
OPERATING EXPENSES:	\$7,698 / month (\$0.192 / SF)
PARCEL SIZE:	40,088 SF
TOTAL BUILDING SF:	4,146 SF
BUILDING #1:	2,276 SF
BUILDING #2:	1,870 SF
ZONING:	LA-M1-1



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BUILDING #2

- 1,870 SF
- 14' x 12' Automated Roll-Up Door
- 200 Amps of Power

BUILDING #1

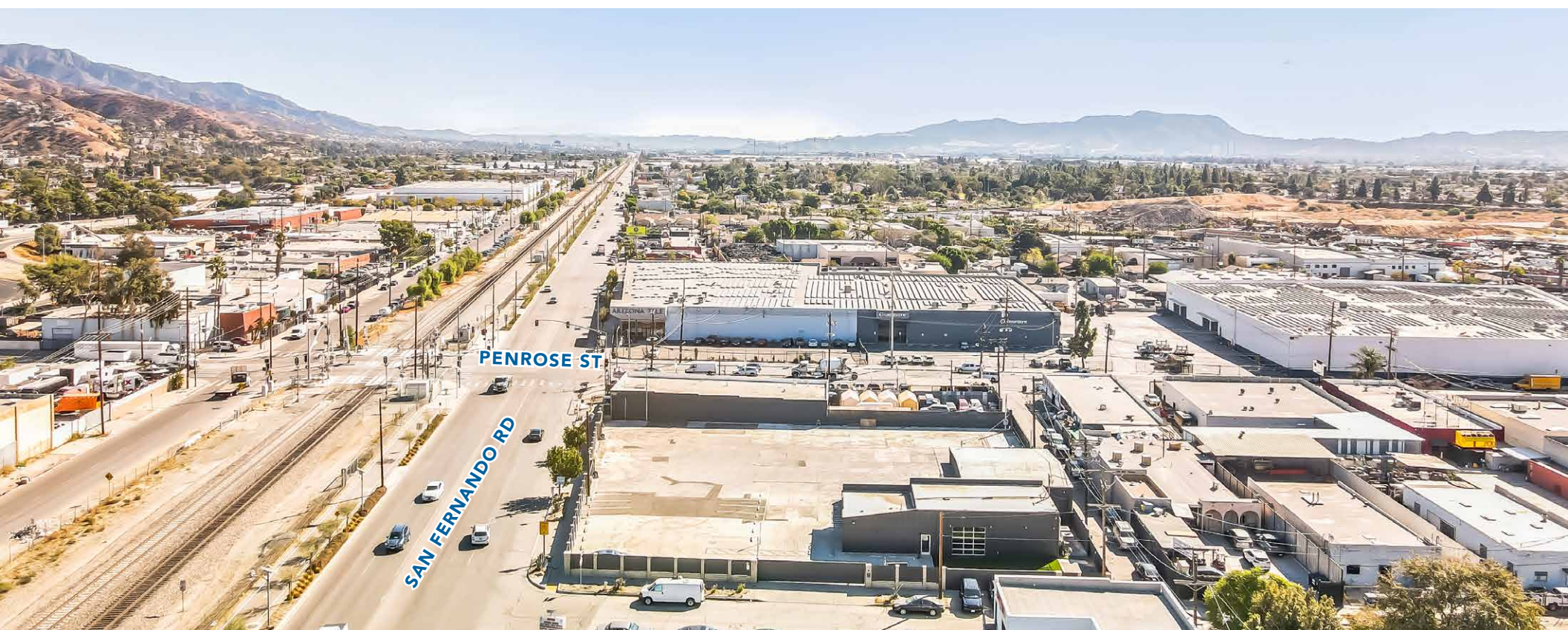
- 2,276 SF
- Fully Air-Conditioned
- Polished Concrete Floors
- Lobby/Will-Call Area
- 2 Private Offices
- ADA restroom
- 14' x 12' Glass Roll Up Door
- Glass Retail Storefront
- Wired for Data, Internet & Security

PROPERTY DESCRIPTION

- 40,088 SF Parcel Zoned LA-M1-1
- Freeway Visible Industrial Site
- Fully Fenced and Secure Concrete Parcel
- Three (3) Driveway Points of Ingress & Egress
- Fully Automated Sliding Security Gates
- Exterior Security Lighting
- Two (2) Fully Rebuilt Buildings Totaling 4,146 SF

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LOCATION DESCRIPTION

- 40,088 SF Industrial Outdoor Storage Site
- (2) Fully Rebuilt Buildings Totaling 4,146 SF
- (3) Driveways with Automated Gates
- Fully Fenced Parcel
- Full Concrete Yard and Exterior Lighting
- Visible from Interstate-5
- Immediate On and Off Ramps To Interstate 5
- Signalized Corner Location at the Intersection of San Fernando Road And Penrose
- Adjacent to the Burbank Airport and all Major Entertainment Studios.

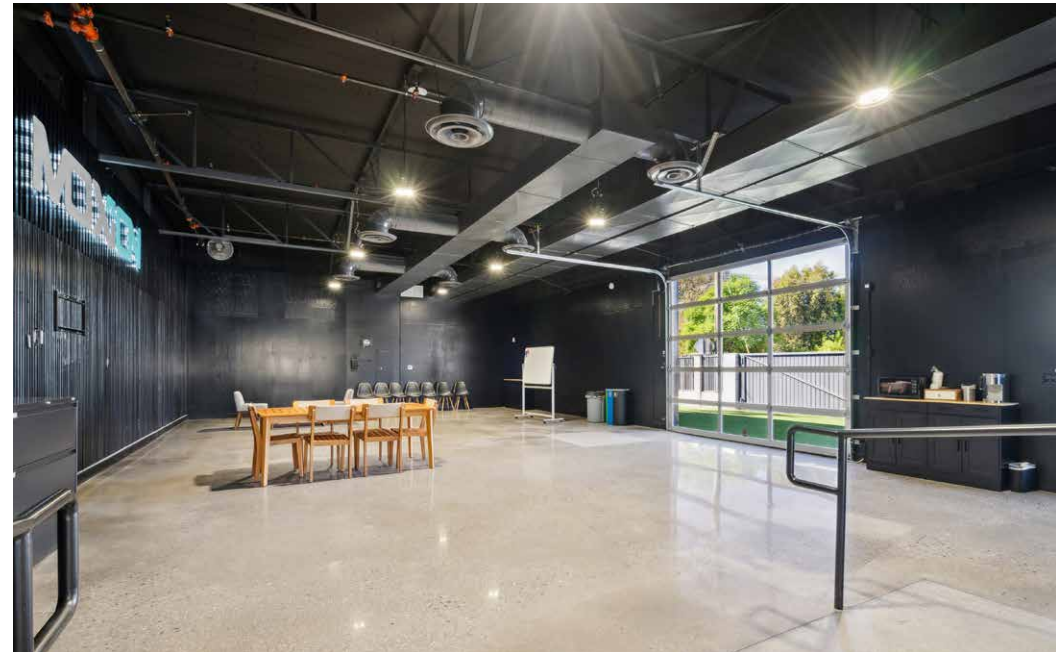
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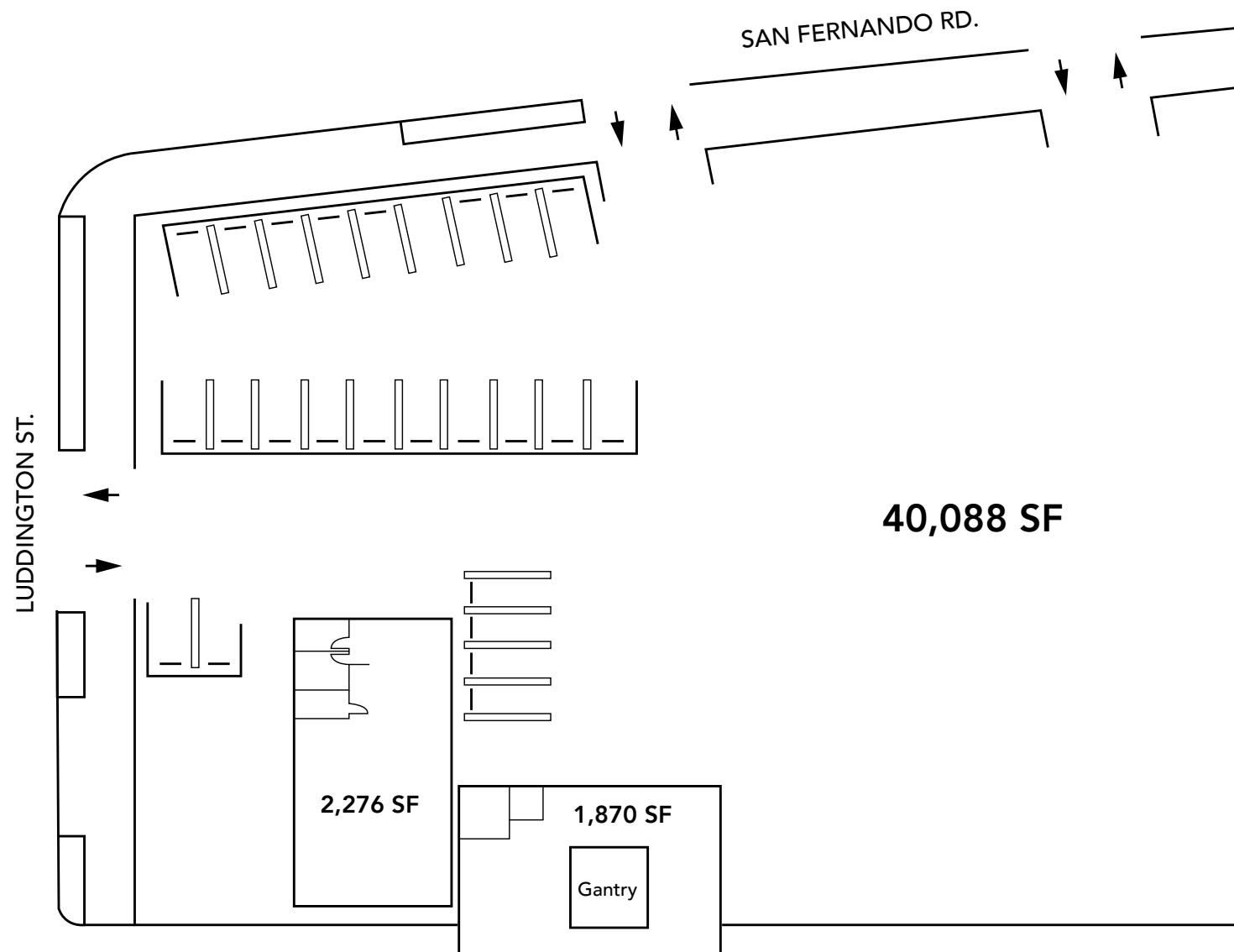
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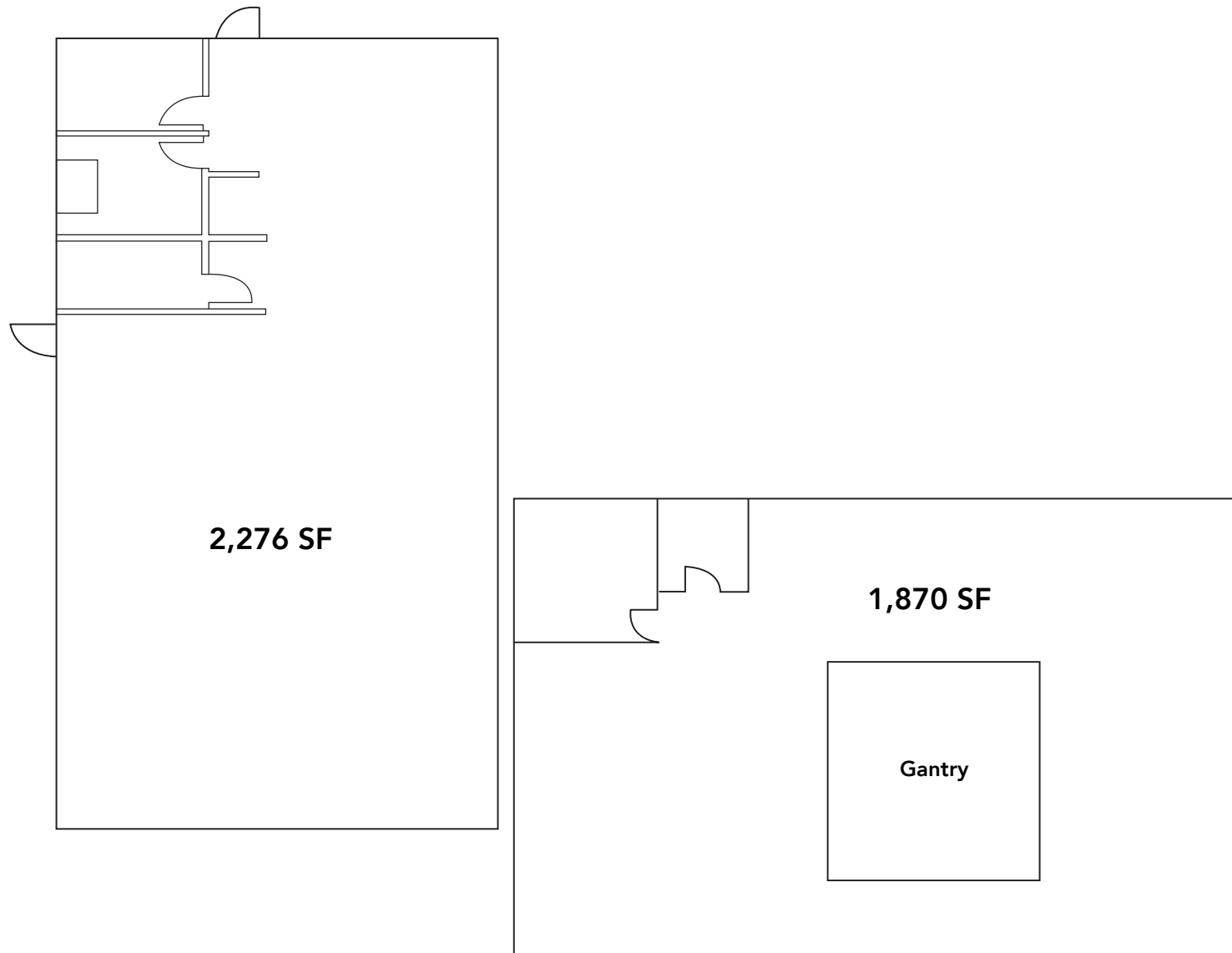
SITE PLAN



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BUILDING FLOOR PLANS



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