

RENOVATION ONGOING!

FREESTANDING BUILDING ON EXCESS LAND



FOR LEASE

CITY OF
SAN FERNANDO
BENEFITS!

870 Arroyo Avenue,
San Fernando, Ca 91340



INDUSTRIAL SPACE

For Lease in San Fernando

The San Fernando industrial market continues to demonstrate steady demand, supported by limited new supply in the area. This positions 870 Arroyo Street as an attractive option for businesses looking to establish or expand their presence in this thriving market.

KEY FEATURES INCLUDE:

This industrial property offers excellent opportunities for businesses seeking a strategic location in the City of San Fernando market.



Prime location with high visibility



Strong local demand for industrial and flex space



Convenient access to major Los Angeles thoroughfares and freeways



Excess Land



Ample parking with approximately 30 spaces (to be verified)



Located within a Qualified Opportunity Zone (tenant to verify potential benefits)

Contact us today to schedule a viewing and discuss lease terms for this promising industrial property.

PROPERTY SPECIFICATIONS:



9,920 SF available



Fenced and Paved Yard



12' Clear Height



Approx. 27,000 Land



(2) Ground Level Doors (10'x12')



M2 Zoning



4 Restrooms



Renovation (2025)

INDUSTRIAL SPACE

FLOORPLAN

For Lease in San Fernando

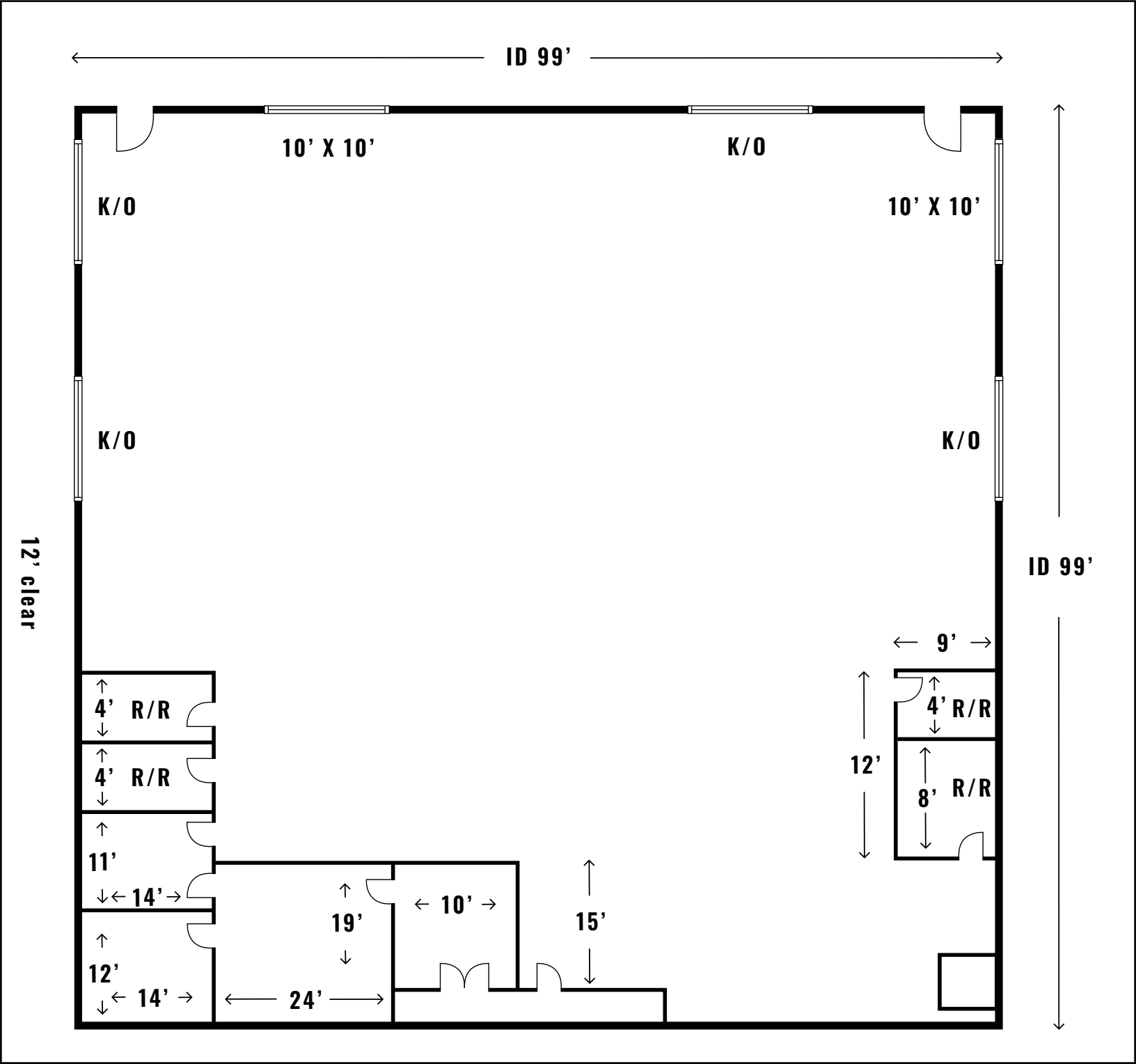
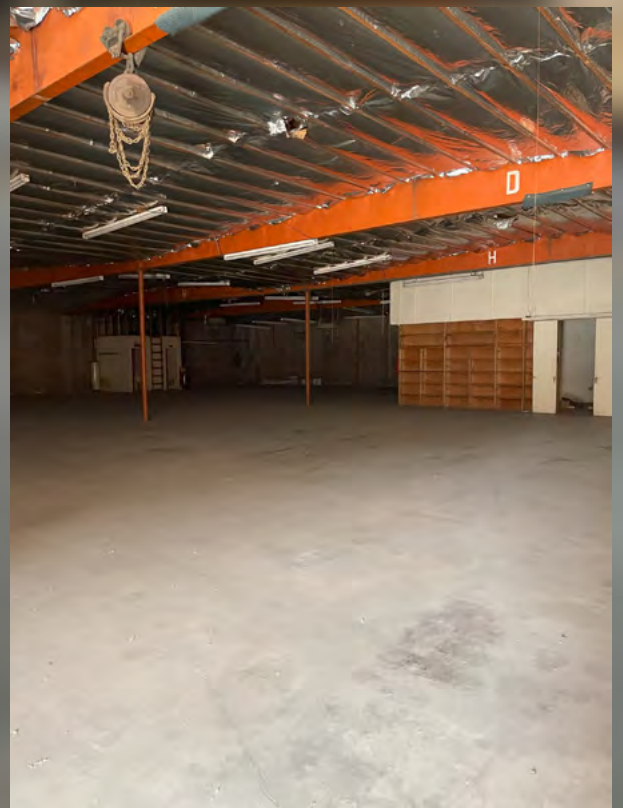
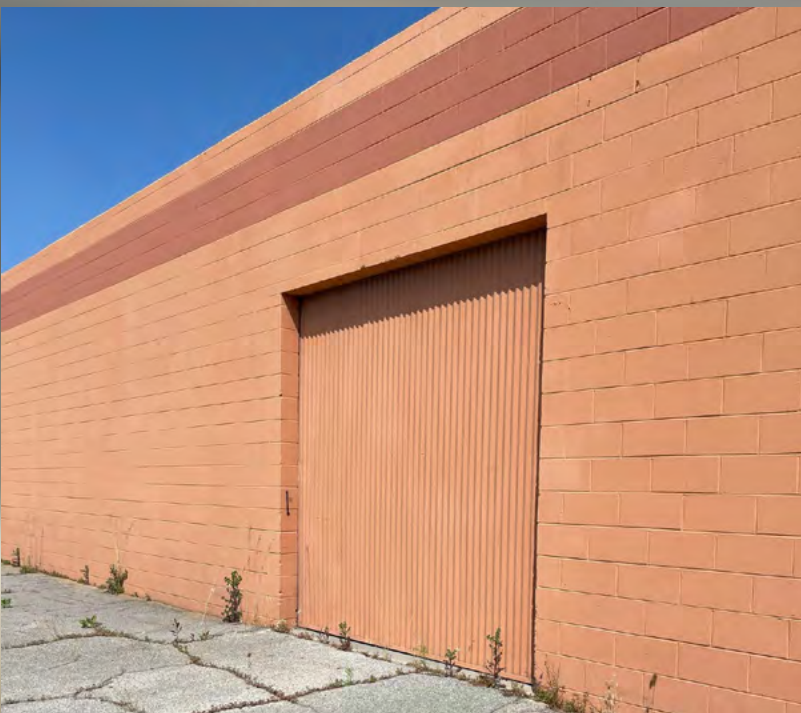


PHOTO GALLERY





ADDITIONAL PROPERTY INFORMATION:

- Office Space: 4 Offices with A/C
- Power: 100-125V, 240V, 120/240V (3 Phase and single-phase)
- Immediate Possession Available

CONTACT

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