

Available SF 2,500 SF

Industrial For Lease

Building Size 13,750 SF



Address: 11800 Sheldon St, Unit B, Sun Valley, CA 91352

Cross Streets: San Fernando Rd/Sheldon St

Ideal Post-Production Facility
14'+ High Bay Area/Four (4) Offices
Gated and Secure Business Park
No CAM Fee

Lease Rate/Mo: \$3,000
Lease Rate/SF: \$1.20
Lease Type: Gross
Available SF: 2,500 SF
Minimum SF: 2,500 SF
Prop Lot Size: POL
Term: 3 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced
Zoning: M2

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 12'x12'
DH Doors/Dim: 0
A: 200 V: 0: W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1981
Whse HVAC: No
Parking Spaces: / **Ratio:**
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,125 SF / 4
Restrooms: 2
Office HVAC: None
Finished Ofc Mezz: 750 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: East SFV
APN#: 2538-003-034

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

Listing #: 43871166

Listing Date: 11/19/2025

FTCF: CB250N000S000

Notes: Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.

