



For Lease

11113 Penrose St
Sun Valley, CA 91352

A 14,536 SF Free-Standing Industrial Building

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

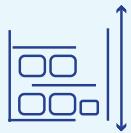
Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Clean, Free Standing Building



Portion of Warehouse is 23' Min. Clearance



Shared, Gated Yard Area



Adjacent to 5 Freeway;
Close to Studios & Burbank Airport

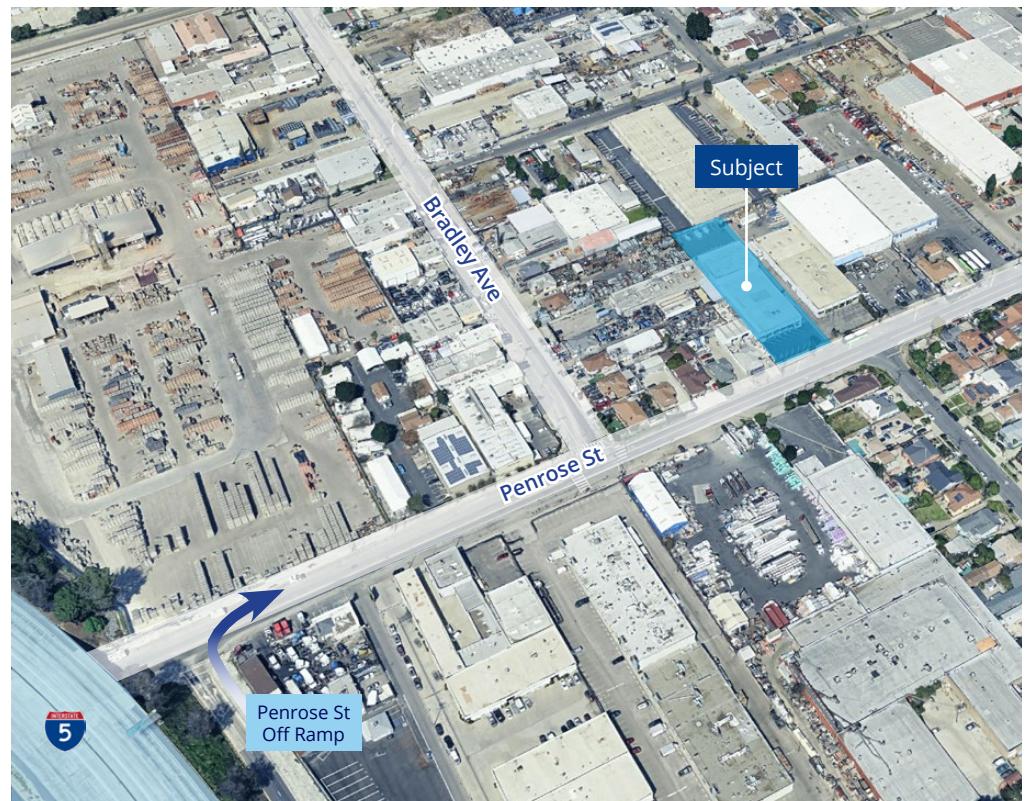


Clean, Low Impact Uses Only



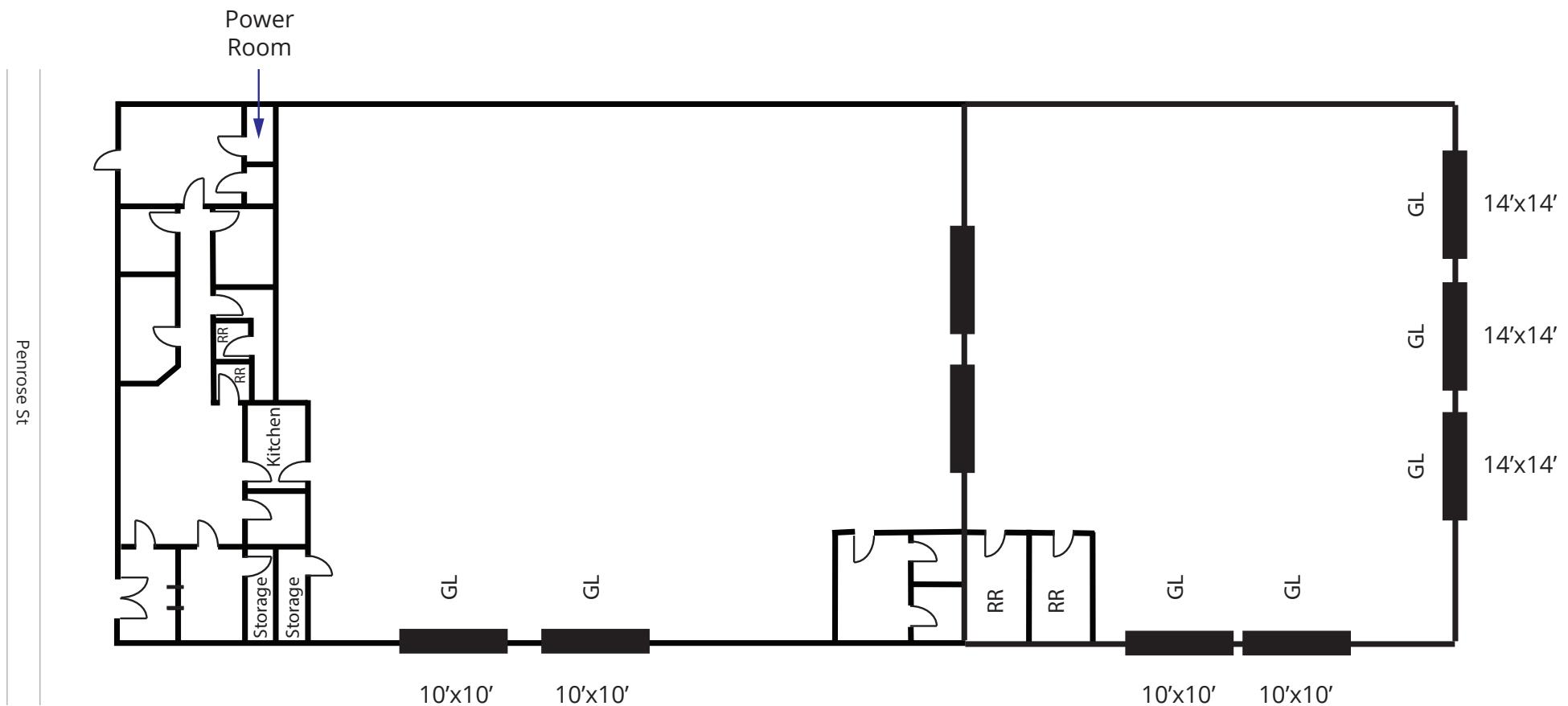
Covered / Sprinklered Concrete Rear Loading Area

Available SF	14,536
Monthly Rent	\$23,112
Lease Rate PSF	\$1.59 Gross
Clear Height	13' - 23'
GL Doors	7
Power	400A, 120/240V, 1Ph, 3W
Parking Spaces / Ratio	28 / 1.9:1
Office SF / #	2,148 / 7
Restrooms	4
Yard	Fenced / Paved / Shared
Zoning	M1 / P1
Possession	3/1/2026
To Show	Call Agent



Notes: Property sites on its own parcel but yard entrance and driveway between buildings is shared with neighboring building (owner occupies). Front parking lot area is zoned P1. Some parking in front of rear loading doors. 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



Contact Info

Billy Walk

Senior Vice President
Lic. 01398310
+1 818 334 1898

William.Walk@colliers.com

David Harding

Executive Vice President
Lic. 01049696
+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

Executive Vice President
Lic. 01004871
+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

Executive Vice President
Lic. 01301723
+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

Senior Associate
Lic. 02078759
+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

Colliers
505 N Brand Blvd
Suite 1120
Glendale, CA 91203
www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

