

Colliers

For Lease

11113 Penrose St  
Sun Valley, CA 91352

A 14,536 SF Free-Standing Industrial Building

**Billy Walk**

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**David Harding**

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**Kevin Carroll**

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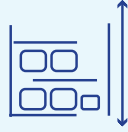
Kevin.Carroll@colliers.com

Accelerating success.

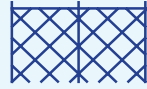
# Building Highlights



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



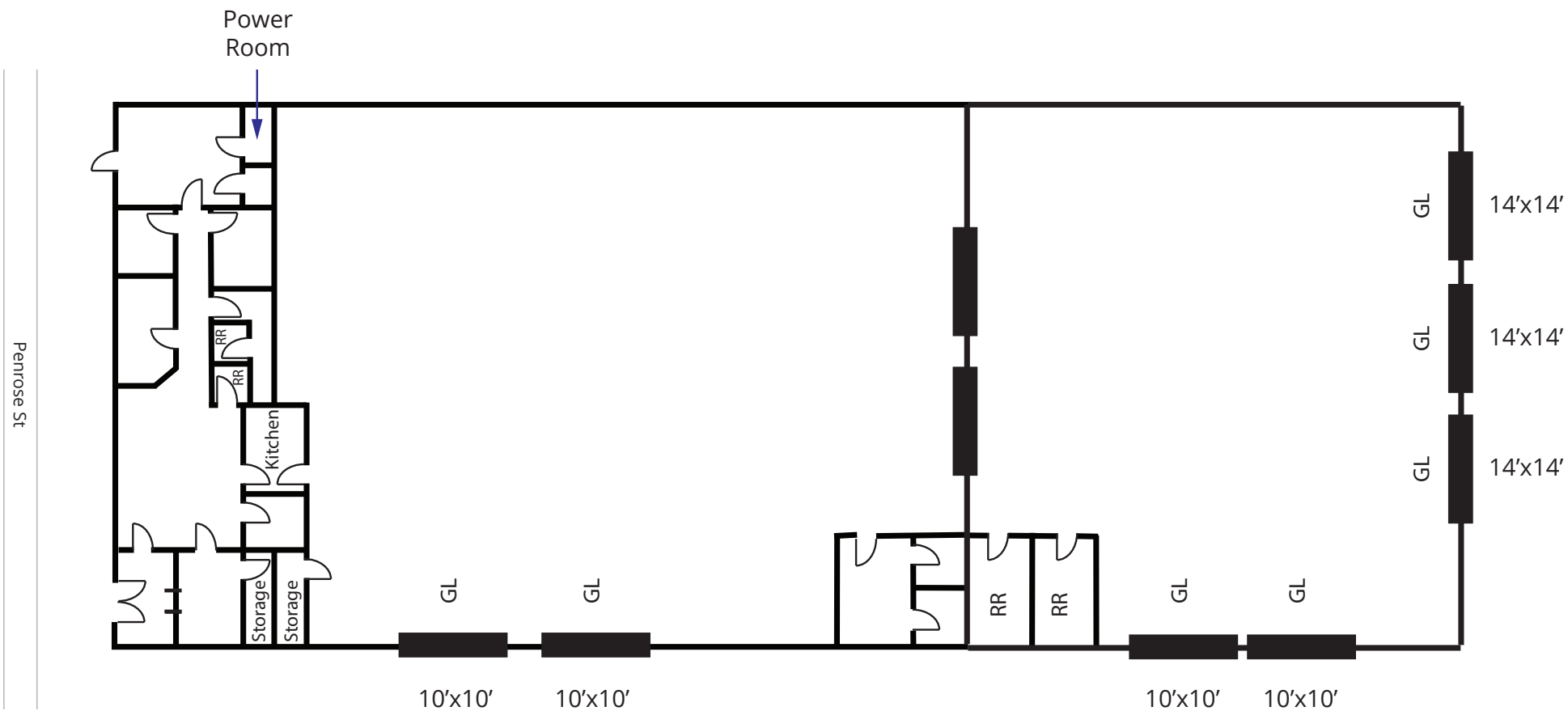
Covered / Sprinklered Concrete Rear Loading Area

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 sits 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

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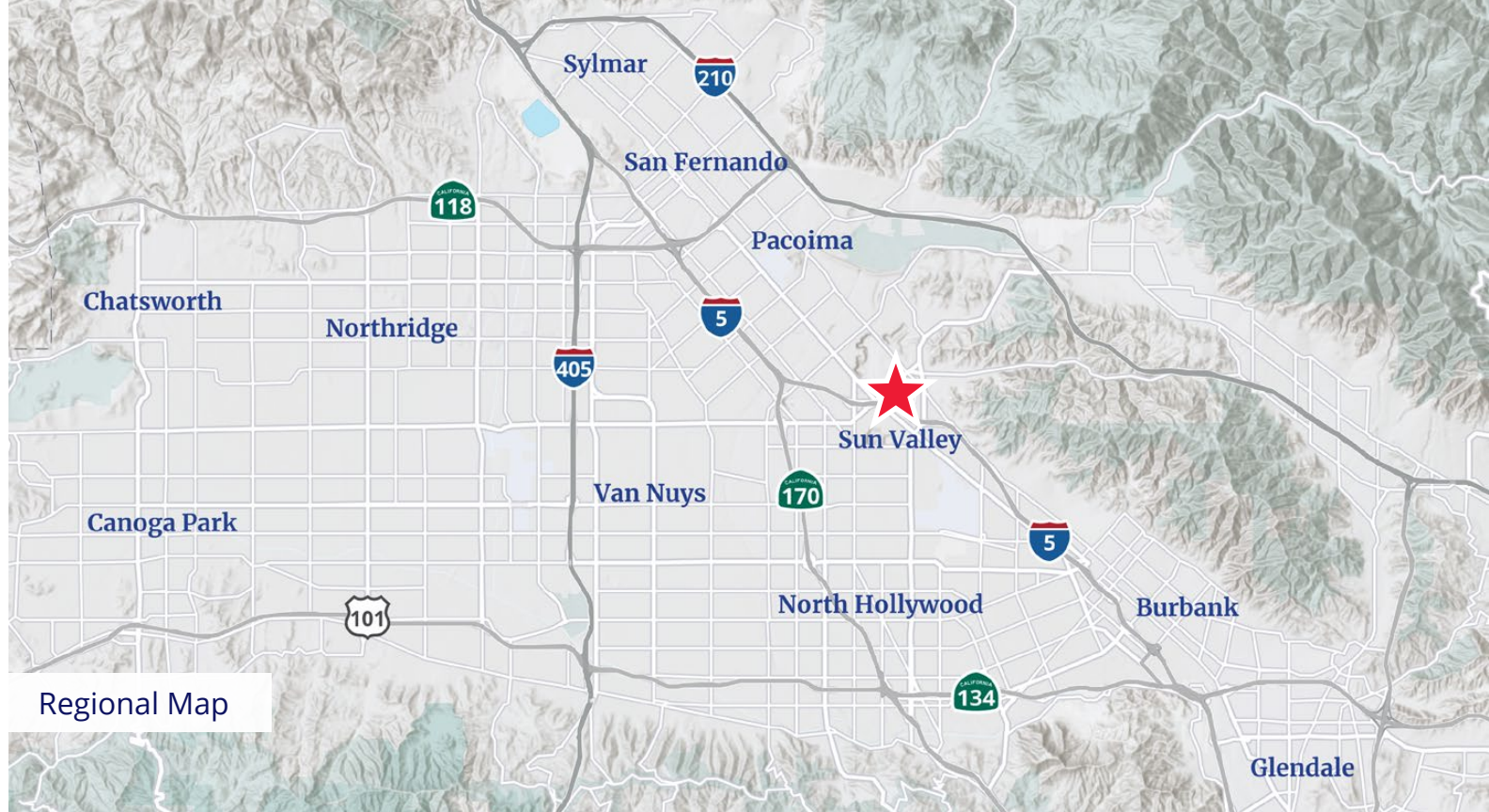
505 N Brand Blvd

Suite 1120

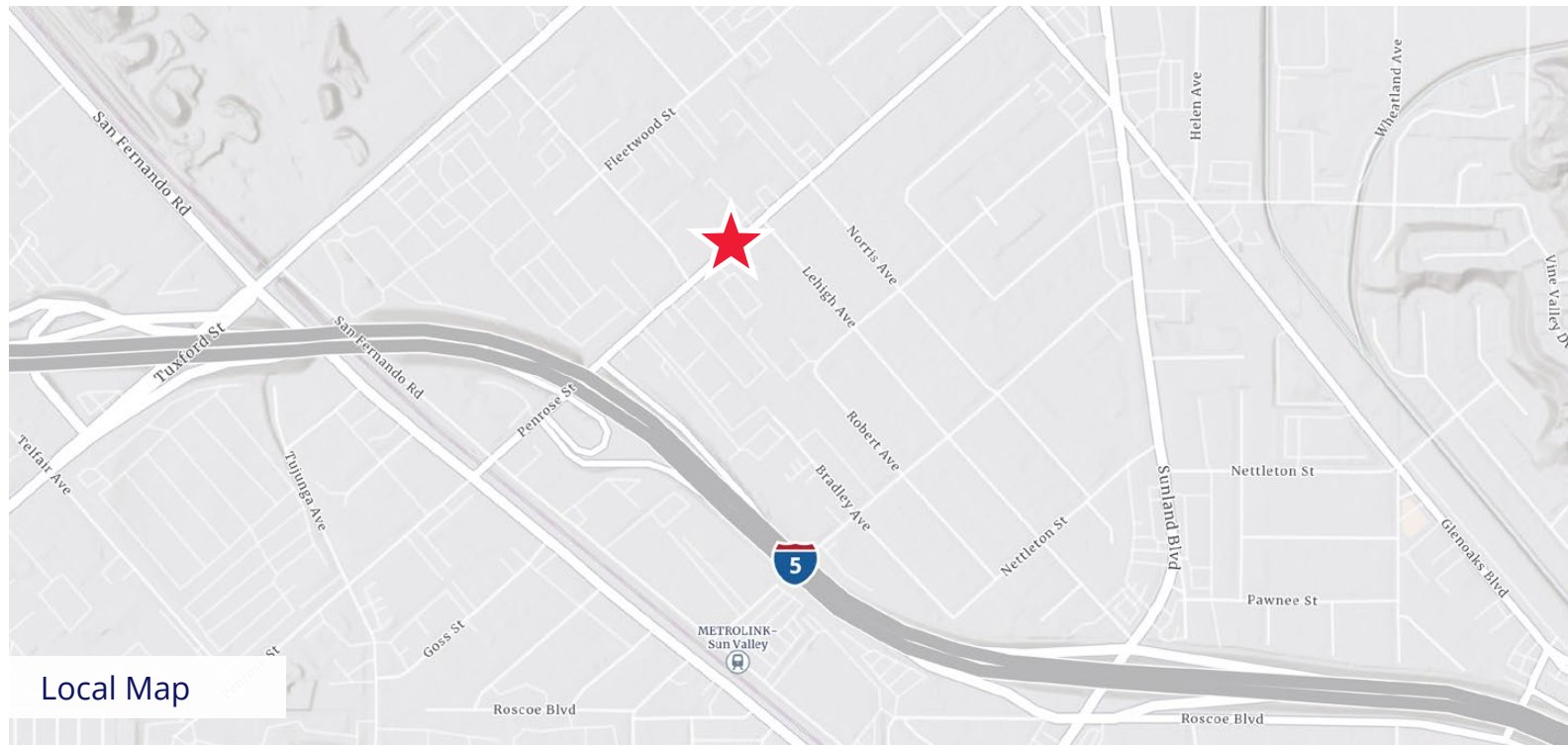
Glendale, CA 91203

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Regional Map



Local Map