

**50,985 SF FOR LEASE  
+ 7,657 SF of Bonus Warehouse  
Not Included In Price**



**Rare Opportunity to Occupy  
Your Own M2 Zoned Industrial  
Complex  
Autobody Use Accepted**

**12039 Branford Street**

Sun Valley, CA 91352

# BUILDING SPECIFICATIONS

Introducing a rare gem, this property is the epitome of pride of ownership. With its immaculate condition and exquisite design, it is now available for the first time on the Market. Boasting a versatile space, it is suitable for various uses, including Auto Body, Entertainment, Manufacturing, and Distribution. This property is the ideal vehicle to take your business to the next level. Don't miss out on the chance to lease a property that offers endless possibilities for success.



**Total SF Available:**  
50,985 SF + 7,657 SF  
Bonus Metal Building



**Lease Rate:**  
\$1.69 PSF NNN



**NNN Expenses:**  
\$0.16 PSF



**Clear Height:**  
20'



**Office SF:**  
2,860 SF



**Power:**  
3400 Amps,  
120/240 V,  
3 Phase 4 W  
(480 V possible)



**Parking:**  
75



**HVAC:**  
In Office Only



**Construction:**  
Concrete Block



**Ground Level Loading:**  
16 Doors

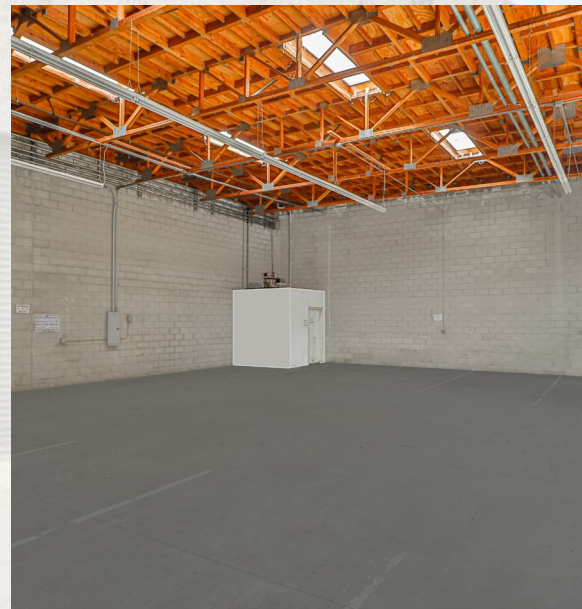


**Year Built:**  
2008



**Zoning:**  
M2

\*Owner/broker does not warrant the accuracy of all information contained in this brochure. Tenant needs to independently verify all information contained hereto. There are multiple power panels located throughout the property. Tenant should have an electrician verify the power. Some buildings have exhaust pipes on the roof. NNN expenses are estimated.





Adobe Stock | #231757715

# CITY OVERVIEW

## Sun Valley, CA

Sun Valley, CA boasts a thriving industrial market that is characterized by a diverse range of industries. With its strategic location and accessibility to major transportation routes, businesses in Sun Valley can efficiently connect with the broader Los Angeles area and beyond. The neighborhood's industrial sector encompasses automotive, aerospace, logistics, and construction among others, offering ample opportunities for growth and development.

Additionally, Sun Valley's industrial market benefits from a skilled workforce, thanks to its proximity to educational institutions and vocational training centers. This ensures a consistent supply of qualified labor to meet the demands of various industries. Sun Valley demonstrates a commitment to sustainability, with businesses implementing eco-friendly initiatives and practices to reduce their environmental impact.

Supported by the local government and business organizations, Sun Valley's industrial market continues to thrive. The incentives and assistance provided to businesses foster a business-friendly climate, encouraging investment and contributing to the neighborhood's economic vitality. Overall, Sun Valley's industrial market is a dynamic and attractive hub for businesses seeking a strategic location, skilled workforce, and a commitment to sustainability.

# AERIAL MAP



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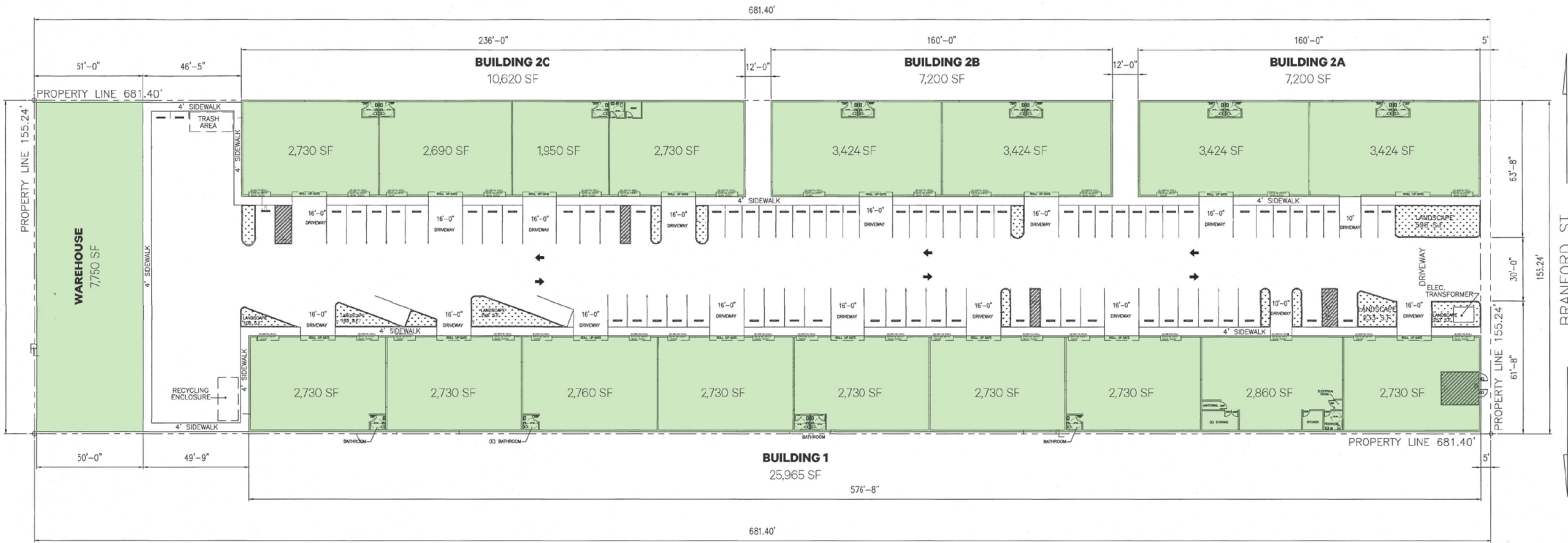
# PROPERTY PHOTOS



# PROPERTY PHOTOS



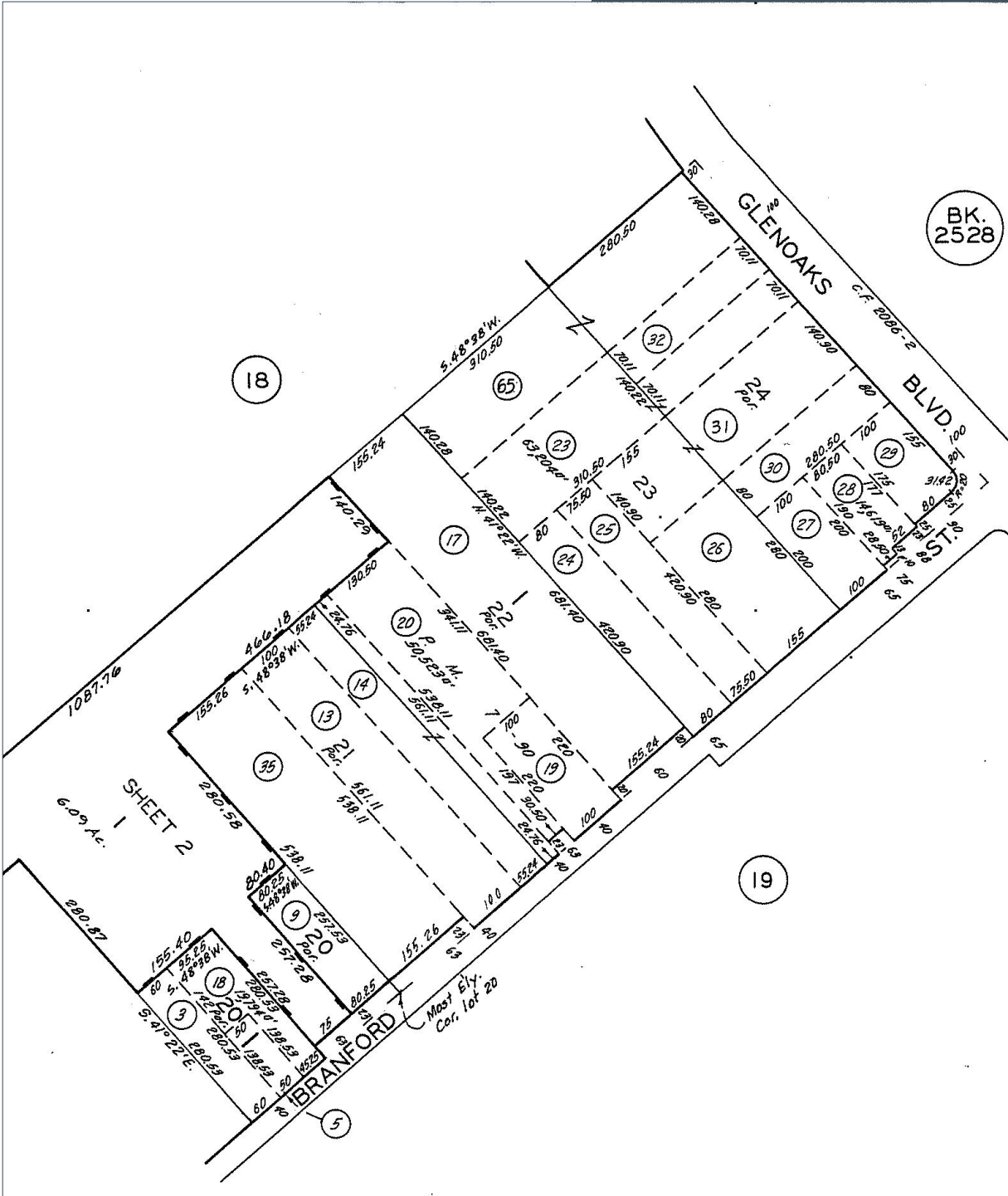
# SITE PLAN



- AVAILABLE
- NOT A PART

50,985 SF + 7,657 SF Free

# Parcel Map



GELES LAND AND WATER CO'S.  
 DIVISION OF A PART OF MACLAY  
 HO M.B. 3-17-18

CONDOMINIUM  
 TRACT NO. 33153 M. B. 959-1





# 12039 Branford Street

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**CBRE**

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