

11240-11260 Sherman Way, Sun Valley CA

Sherman Way Industrial Campus

12,000 SF – 133,221 SF Available

- Burbank Airport Adjacent
- Dock High Loading
- Very Heavy Power

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Property Highlights



133,221 SF
INDUSTRIAL CAMPUS
ACROSS 5 UNITS ON
6.43 ACRES (280K SF)



PRIVATE, SECURED,
AND GATED YARD



DOCK HIGH AND
GROUND LEVEL
LOADING POSITIONS



1.7 MILES FROM THE
170 FREEWAY
ON/OFF RAMP AT
SHERMAN WAY



FRONTAGE ACROSS
MAJOR
THOROUGHFARE
SHERMAN WAY



M2 ZONING ALLOWS
FOR WIDE VARIETY
OF INDUSTRIAL USES

AVAILABLE FOR LEASE

Building A

11240 Sherman Way | 79,421 SF

Available SF: 79,421 SF

Monthly Base Rent: \$111,189

Lease Rate PSF: \$1.40 NNN

Estimated NNN Expenses*: \$.21/sf

Warehouse Clearance Height: 18' – 21'

DH Doors: Six (6) ; Eight (8) truck positions

GL Doors: Two (2)

Office SF: 20,965 (can be reduced)

Power: 3,000 AMPs ; 208/120V ; 3 PH ; 4W

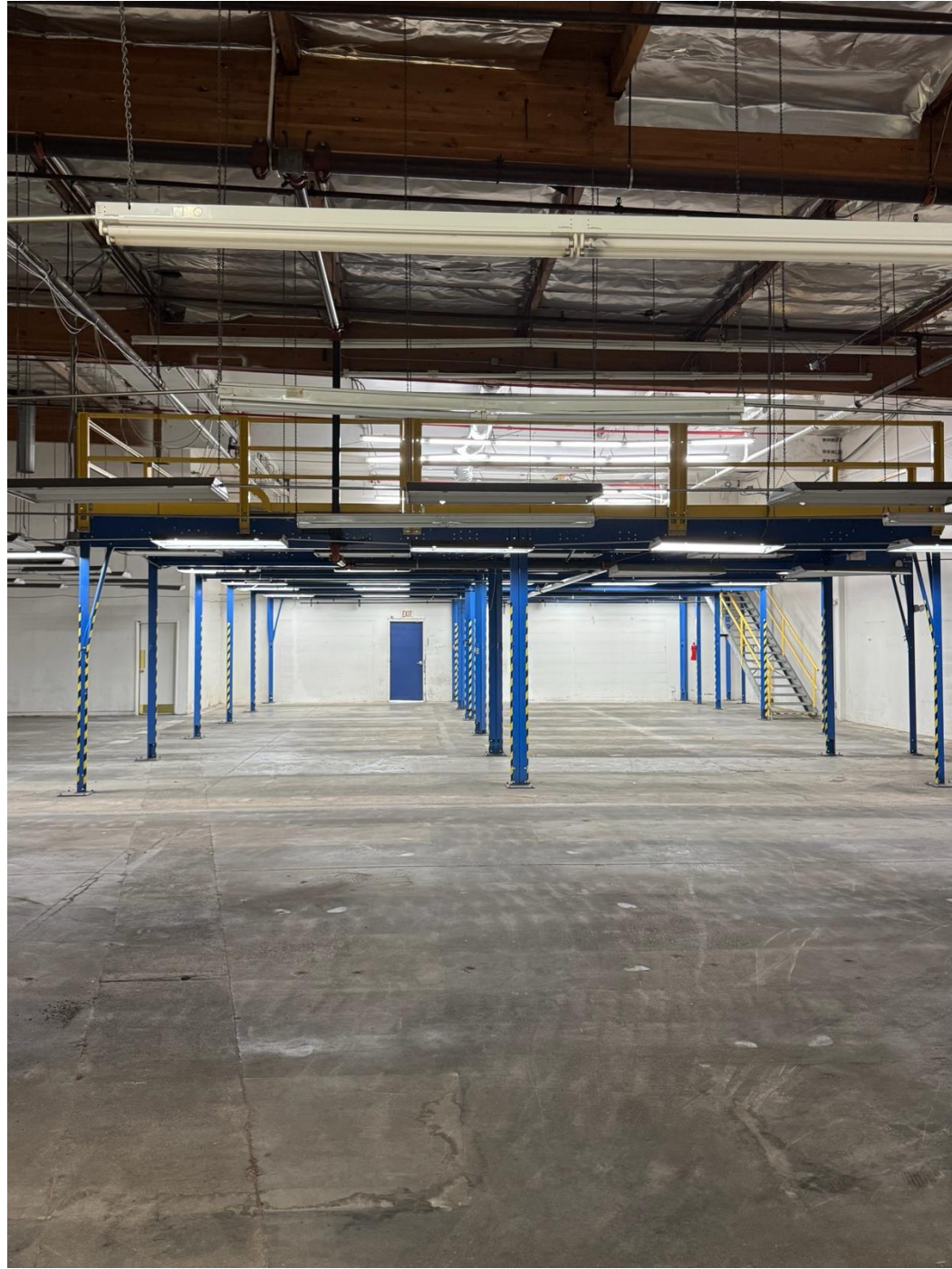
Yard: Paved

Zoning: M2

Approx. Parking Spaces: 102 (1.28:1,000)

*PRELIMINARY ESTIMATE ACTUAL NUMBERS MAY VARY.





11240 SHERMAN WAY

LEASED

AVAILABLE FOR LEASE
Building B
11252 Sherman Way | 17,800 SF

Available SF: 17,800 SF
Monthly Rent: \$22,250
Lease Rate PSF: \$1.25 psf NNN
Estimated NNN Expenses: \$.30/sf*
Clear Height: 14'-18'
GL Doors: Six (6)
Office SF: 1,965
Power: 1,600 AMPs
Yard: Paved
Zoning: M2
Approx. Parking Spaces: 34 (1.91:1,000)

*PRELIMINARY ESTIMATE ACTUAL NUMBERS MAY VARY



11252 SHERMAN WAY

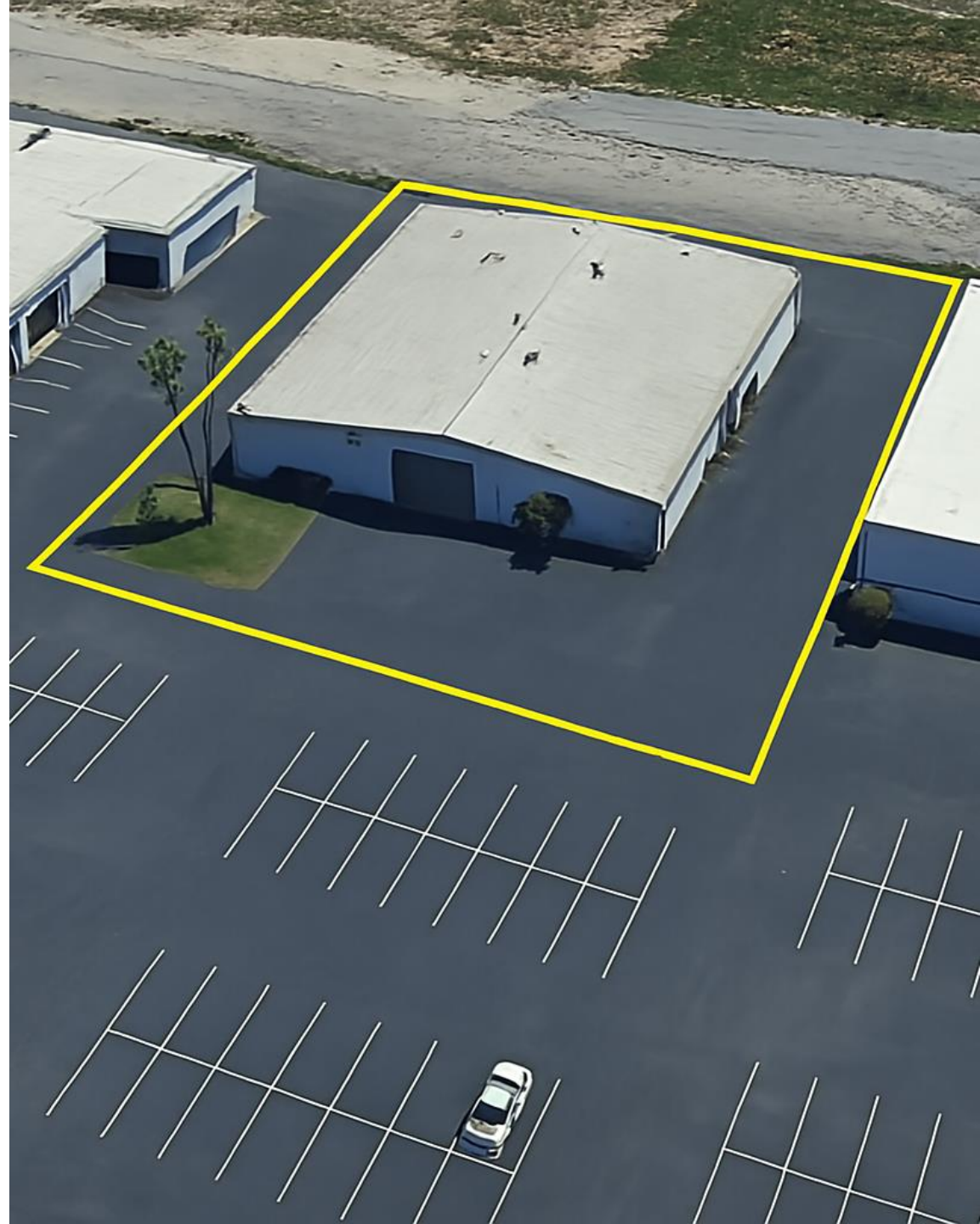


LEASED

AVAILABLE FOR LEASE
Building C
11258 Sherman Way | 12,000 SF

Available SF: 12,000 SF
Monthly Rent: \$15,000
Lease Rate PSF: \$1.25 psf NNN
Estimated NNN Expenses: \$.30/sf*
Clear Height: 12' – 17'
GL Doors: Four (4)
Office SF: 2,300 SF
Power: 400 AMPs
Yard: Paved
Zoning: M2
Approx. Parking Spaces: 40 (3.33:1,000)

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11258 SHERMAN WAY



LEASED

AVAILABLE FOR LEASE
Building D
11260 Sherman Way | 12,000 SF

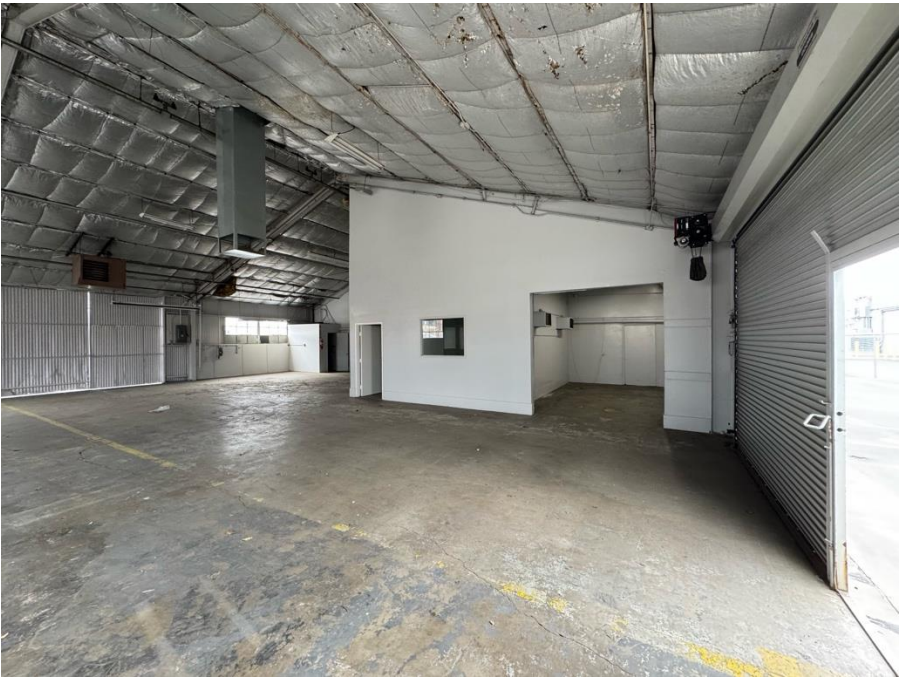
Available SF: 12,000 SF
Monthly Rent: \$15,000
Lease Rate PSF: \$1.25 psf NNN
Estimated NNN Expenses: \$.30/sf*
Clear Height: 12' – 19'
GL Doors: Five (5)
Office SF: 580
Power: 2 Meters; (1) 400 AMPs (1) 100 AMPs
Yard: Paved
Zoning: M2
Approx. Parking Spaces: 15 (1.25:1,000)

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RANCHO REALTY GROUP CORP.

11260 SHERMAN WAY



AVAILABLE FOR LEASE

Building E

11260 1/2 Sherman Way | 12,000 SF

Available SF: 12,000 SF

Monthly Rent: \$15,000

Lease Rate PSF: \$1.25 psf NNN

Estimated NNN Expenses: \$.30/sf*

Clear Height: 12' - 18'

GL Doors: Seven (7)

Office SF: No Office

Power: 2 Meters ; (1) 800 AMPs; (1) 400 AMPs

Yard: Paved

Zoning: M2

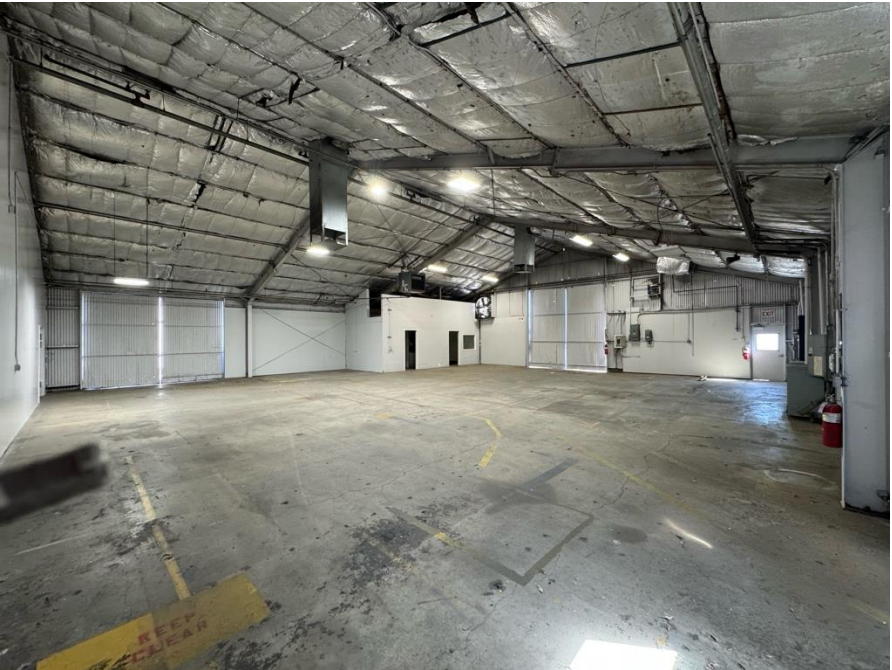
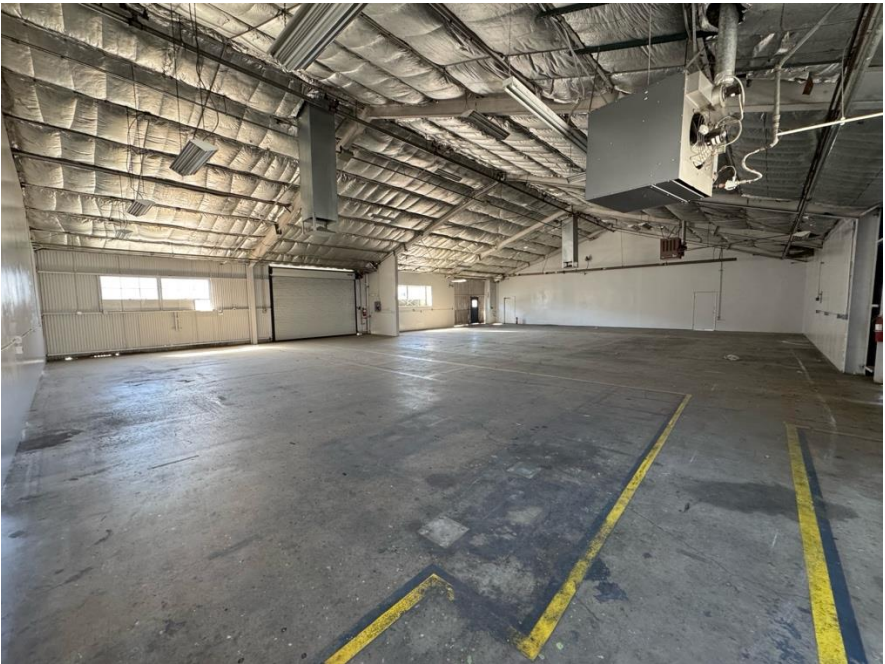
Approx. Parking Spaces: 25 (2.1:1,000)

*PRELIMINARY ESTIMATE ACTUAL NUMBERS MAY VARY



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11260_{1/2} SHERMAN WAY



Location

- Adjacent to Burbank Airport
- 1 ½ miles from 170 FW on/off ramp at Sherman Way
- Frontage across major thoroughfare Sherman Way



11240 SHERMAN WAY

11240-11260 Sherman Way, Sun Valley CA

Sherman Way Industrial Campus

133,221 SF Industrial Campus
on 6.4 Acres
Available For Lease



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