



## For Sublease

# 40,000

Available SF for Sublease

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#### Colliers

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## 225 Parkside Dr San Fernando, CA

### Property Highlights

- Sublease Through 7/31/2027
- Excellent Warehouse Distribution Facility
- 4 Position Truckwell & 4 Ground Level Doors
- Great East Valley Location with Access to 6 Freeways
- Direct or Longer Term Possible

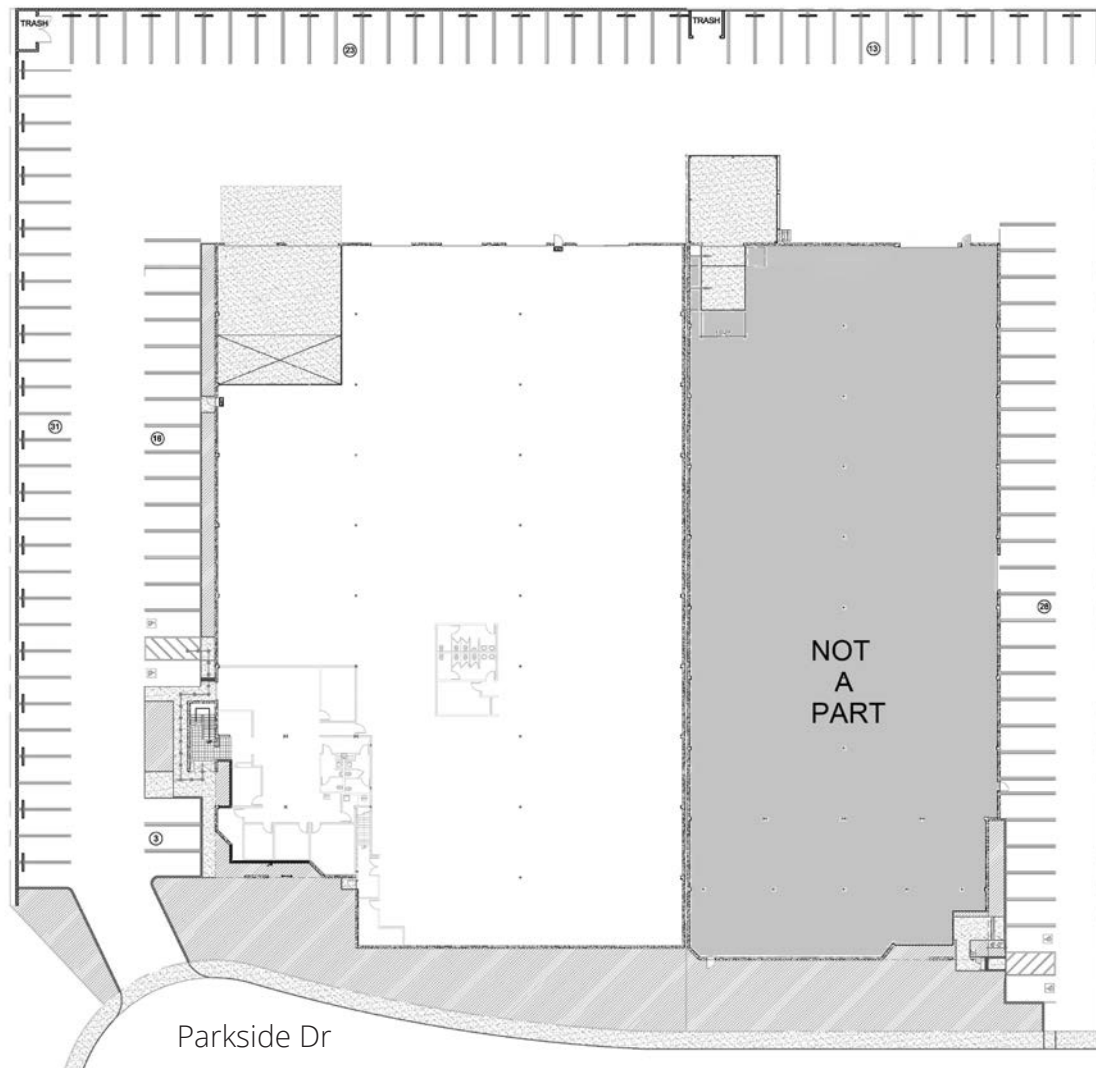
### Specifications

Monthly Rent	\$66,000
Lease Rate/SF	\$1.65 Gross
DH Doors / Dim	4 / 18'x14'
GL Doors / Dim	4 / (3) 18'x14'; (1) 12'x14'
Clear Height	22'
Power	800A, 277/480V, 3Ph
Office SF	5,476
Parking Spaces / Ratio	73 / 1.8:1
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	M1
Possession	60 Days
To Show	Call Agent

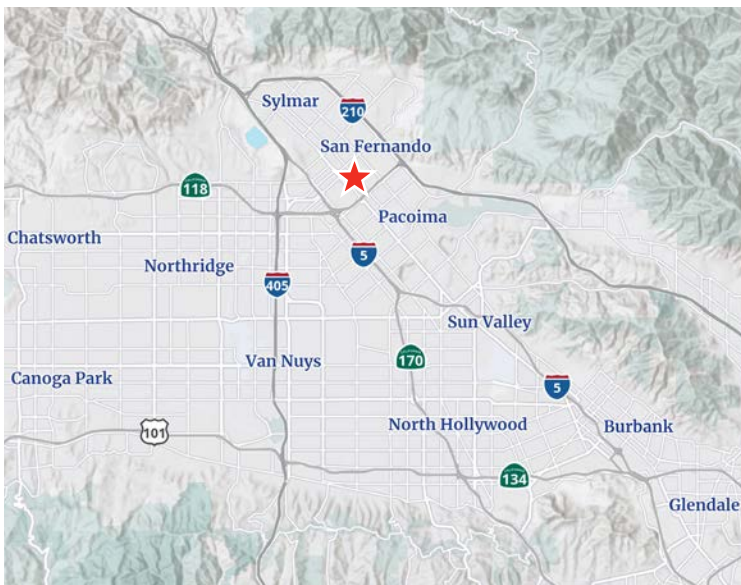
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Accelerating success.

# Layout & Maps



Regional Map



Local Map

