

**TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL**

FOR SALE OR LEASE



8563-79 SAN FERNANDO ROAD, SUN VALLEY, CA 91352

CHAD GAHR, SIOR
O: 818 742 1626
cgahr@naicapital.com
Cal DRE Lic #01230414

DAVID YOUNG
O: 818 742 1651
dyoung@naicapital.com
Cal DRE Lic #00914504

CHRIS JACKSON
O: 818 933 2368
cjackson@naicapital.com
Cal DRE Lic #01255538

NAI CAPITAL
15821 Ventura Blvd., Suite 320
Encino, CA 91436
naicapital.com | 818 905 2400

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL**

FOR SALE OR LEASE



ADDRESS: 8563-79 San Fernando Road,
Sun Valley, CA 91352

SALE PRICE: \$8,000,000 (\$199.56 / SF)

LEASE RATE: \$30,066 / month (\$0.75 / SF NNN)

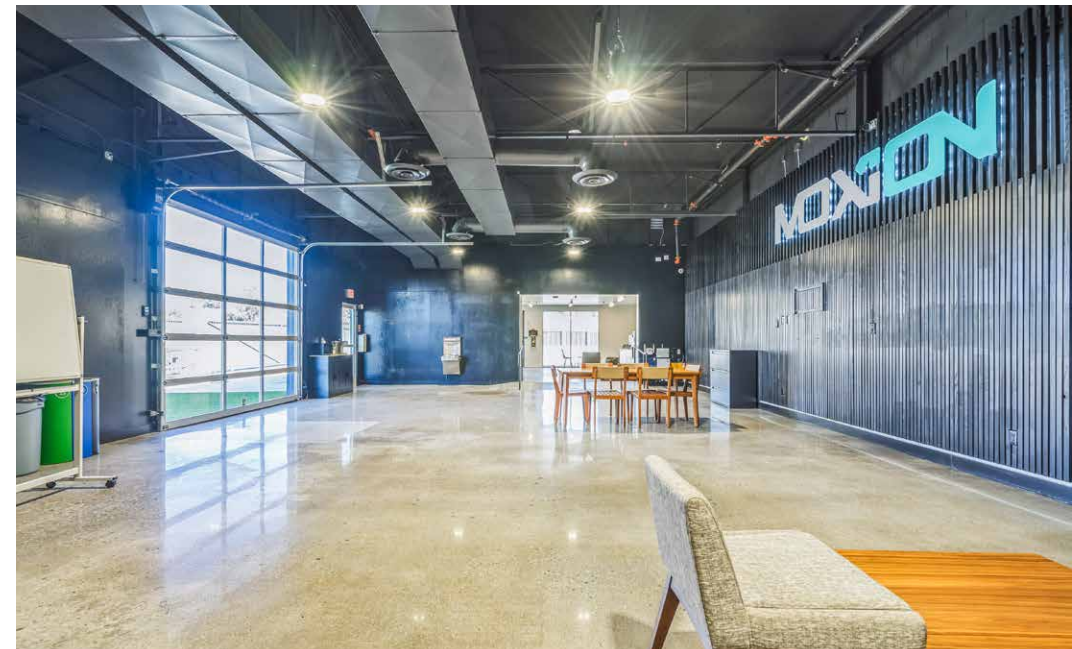
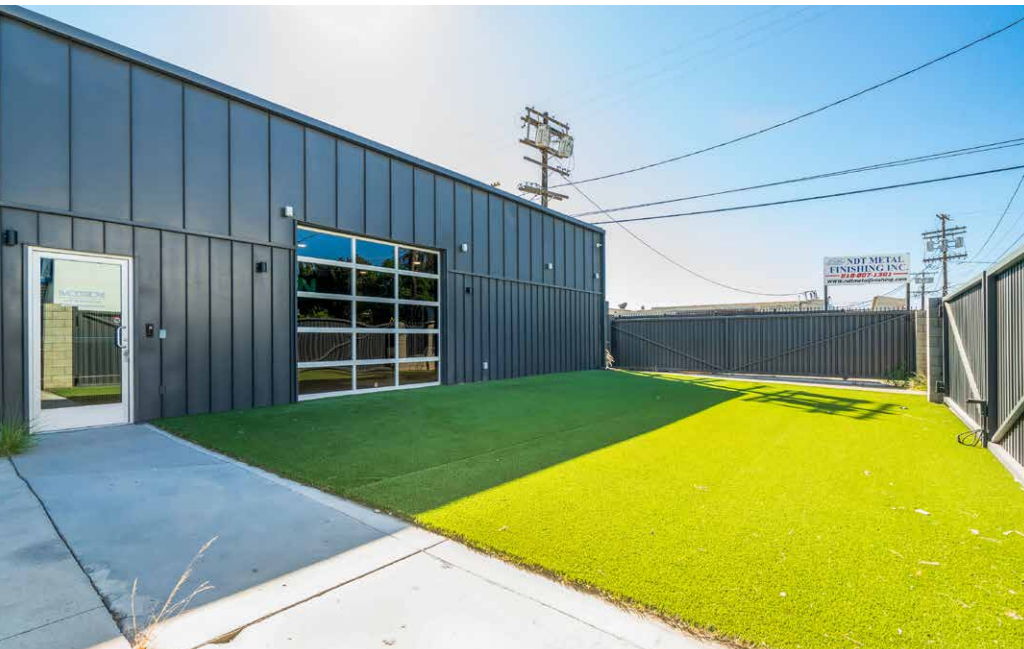
PARCEL SIZE: 40,088 SF

TOTAL BUILDING SF: 4,146 SF

BUILDING #1: 2,276 SF

BUILDING #2: 1,870 SF

ZONING: LA-M1-1



**TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL**

FOR SALE OR LEASE



BUILDING #2

- 1,870 SF
- 14' x 12' Automated Roll-Up Door
- 200 Amps of Power

BUILDING #1

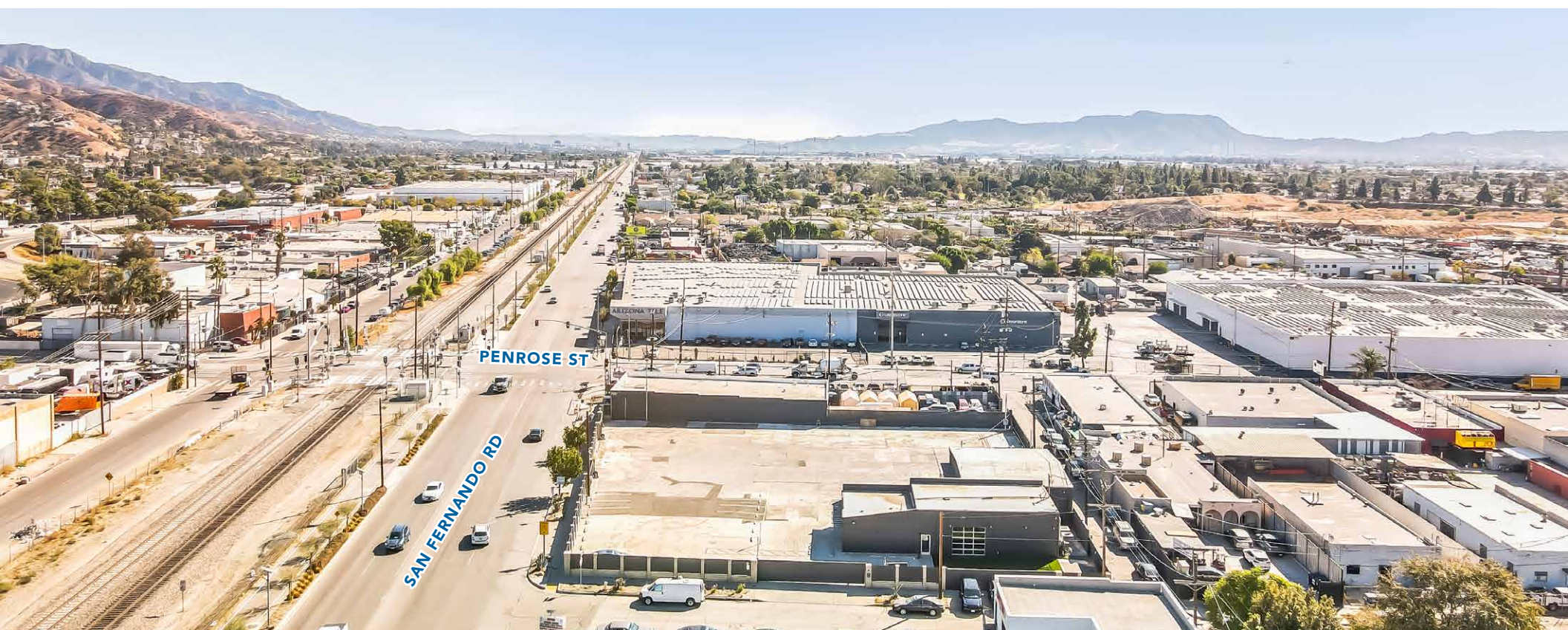
- 2,276 SF
- Fully Air-Conditioned
- Polished Concrete Floors
- Lobby/Will-Call Area
- 2 Private Offices
- ADA restroom
- 14' x 12' Glass Roll Up Door
- Glass Retail Storefront
- Wired for Data, Internet & Security

PROPERTY DESCRIPTION

- 40,088 SF Parcel Zoned LA-M1-1
- Fr y Visible Industrial Site
- Fully Fenced and Secure Concrete Parcel
- Three (3) Driveway Points of Ingress & Egress
- Fully Automated Sliding Security Gates
- Exterior Security Lighting
- Two (2) Fully Rebuilt Buildings Totaling 4,146 SF

**TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL**

FOR SALE OR LEASE



LOCATION DESCRIPTION

- 40,088 SF Industrial Outdoor Storage Site
- (2) Fully Rebuilt Buildings Totaling 4,146 SF
- (3) Driveways with Automated Gates
- Fully Fenced Parcel
- Full Concrete Yard and Exterior Lighting
- Visible from Interstate-5
- Immediate On and Off Ramps To Interstate 5
- Signalized Corner Location at the Intersection of San Fernando Road And Penrose
- Adjacent to the Burbank Airport and all Major Entertainment Studios.

TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL

FOR SALE OR LEASE



**TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL**

FOR SALE OR LEASE



TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL

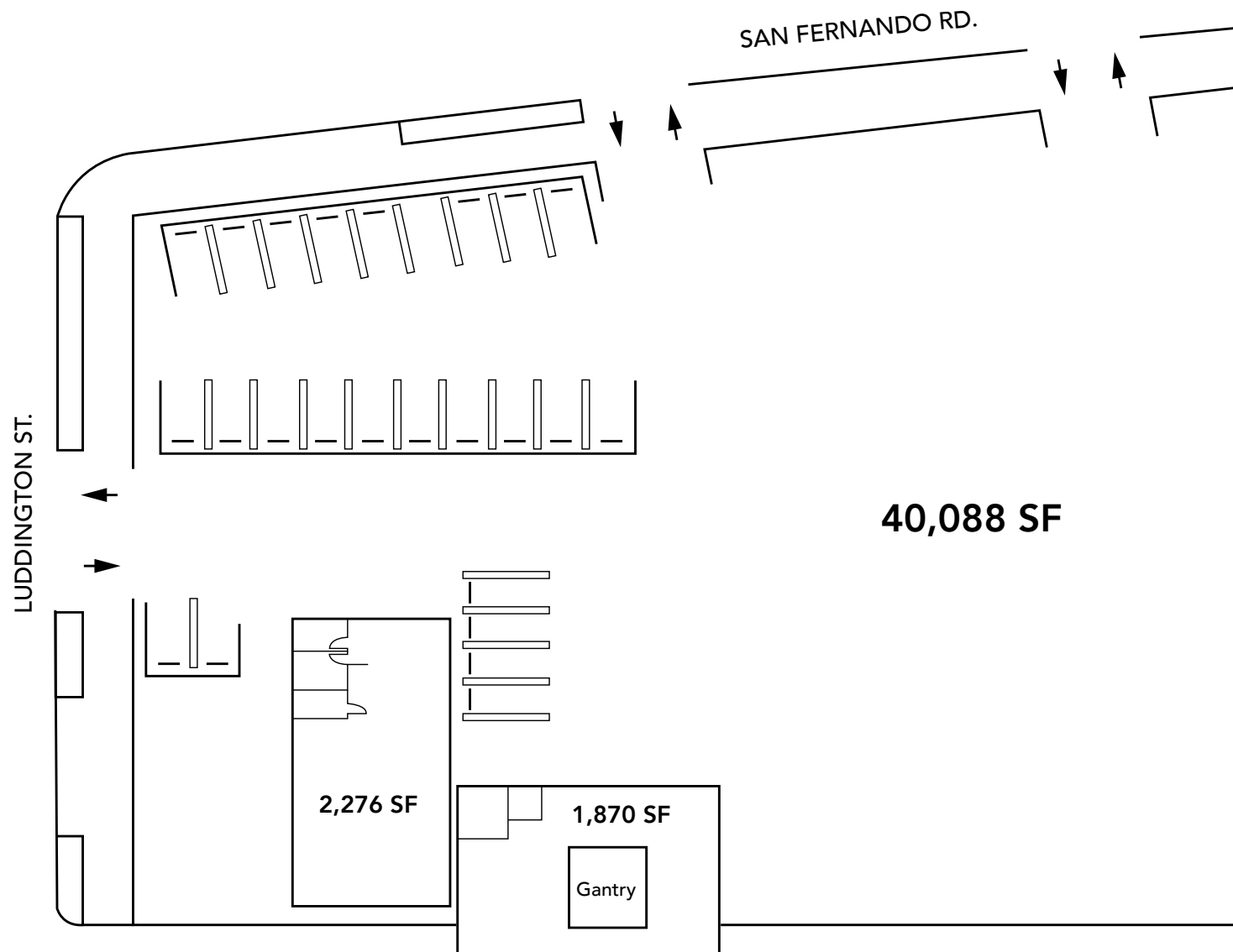
FOR SALE OR LEASE



TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL

FOR SALE OR LEASE

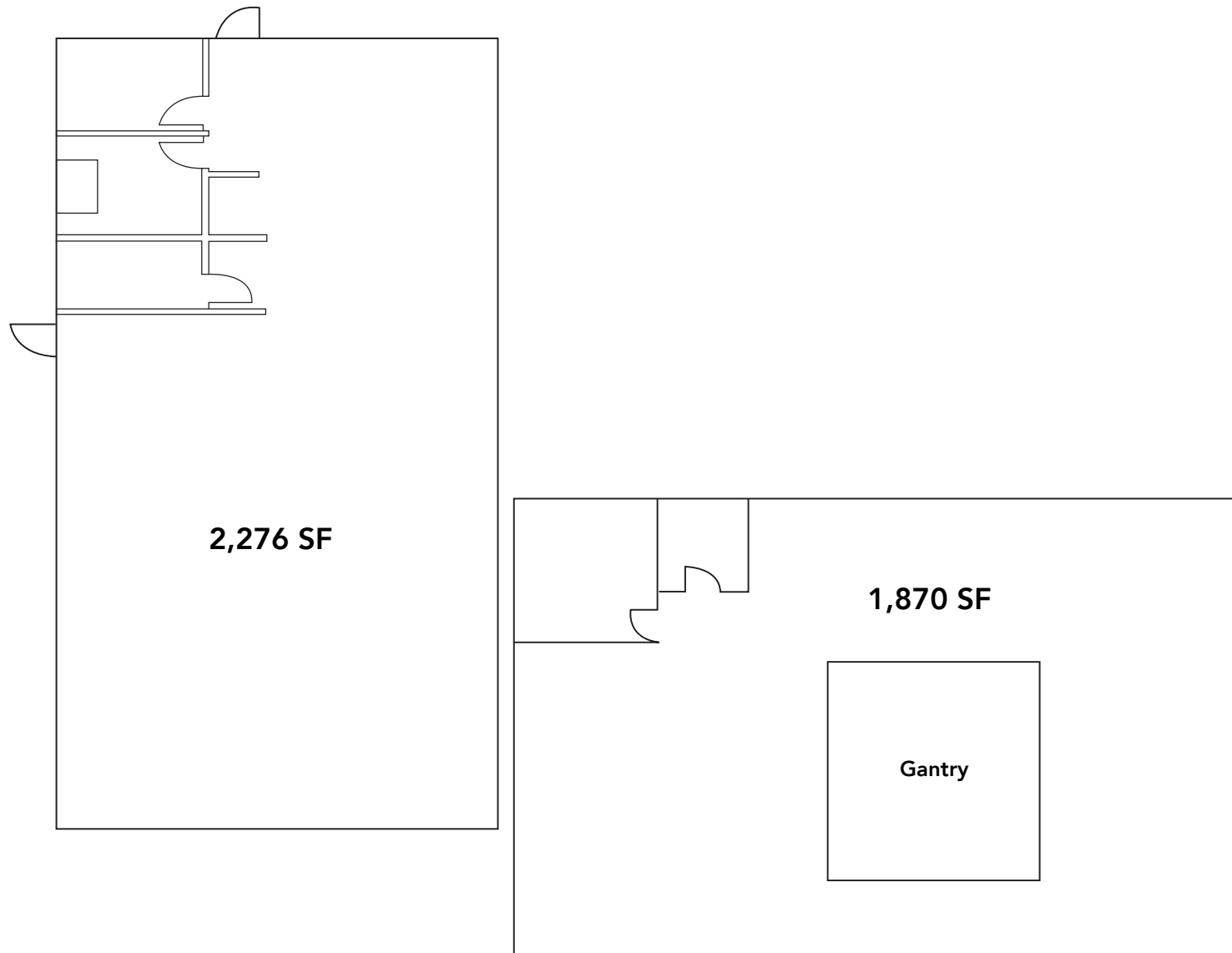
SITE PLAN



TWO BUILDINGS TOTALING **4,146 SF**
ON **40,088 SF** INDUSTRIAL ZONED PARCEL

FOR SALE OR LEASE

BUILDING FLOOR PLANS



TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL

FOR SALE OR LEASE



**TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL**

FOR SALE OR LEASE



**TWO BUILDINGS TOTALING 4,146 SF
ON 40,088 SF INDUSTRIAL ZONED PARCEL**

FOR SALE OR LEASE



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE Lic #02130474

CHAD GAHR, SIOR
O: 818 742 1626
cgahr@naicapital.com
Cal DRE Lic #01230414

DAVID YOUNG
O: 818 742 1651
dyoung@naicapital.com
Cal DRE Lic #00914504

CHRIS JACKSON
O: 818 933 2368
cjackson@naicapital.com
Cal DRE Lic #01255538

NAI CAPITAL
15821 Ventura Blvd., Suite 320
Encino, CA 91436
naicapital.com | 818 905 2400

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE