

Available SF 2,600 SF

Industrial For Lease

Building Size 13,750 SF


Address: 11800 Sheldon St, Unit D, Sun Valley, CA 91352

Cross Streets: San Fernando Rd/Sheldon St

 Completely Renovated Space
 12'x12' Ground Level Loading Door
 Gated and Secure Business Park
 No CAM Fee

Lease Rate/Mo:	\$3,874	Sprinklered:	No	Office SF / #:	240 SF / 1
Lease Rate/SF:	\$1.49	Clear Height:	14'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	None
Available SF:	2,600 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	2,600 SF	A: 200 V: 240-240 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	360 SF
Term:	3 Years	Const Status/Year Blt:	Existing / 1981	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	East SFV
Zoning:	M2			APN#:	2538-003-034

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)
Listing #: 42460450

Listing Date: 04/24/2025

FTCF: CB250N000S000

Notes: Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.