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Property showings are by appointment only.

Please contact an AARAT GROUP, USA advisor for additional information or to schedule a property tour.



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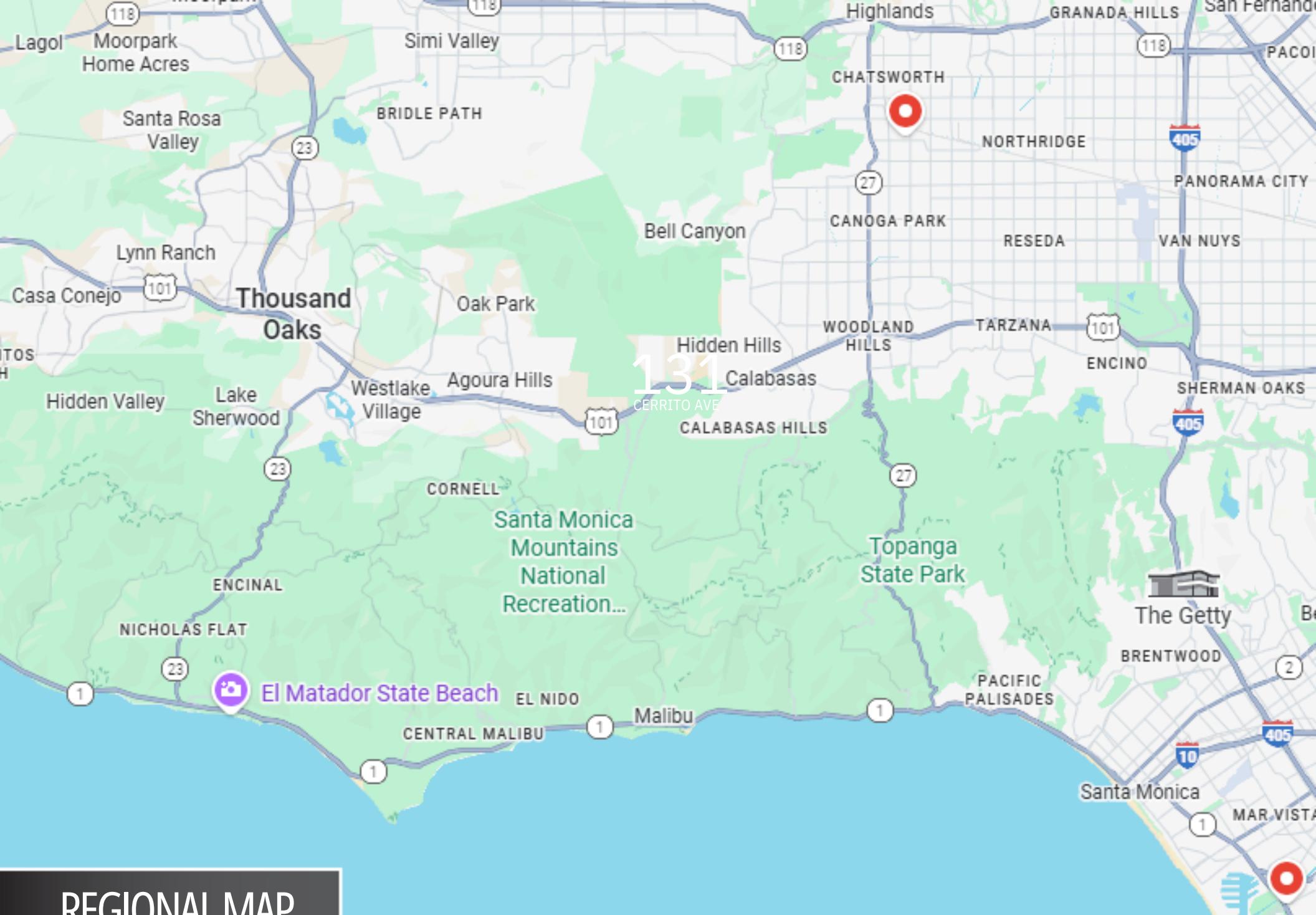
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01 INVESTMENT HIGHLIGHT

INVESTMENT HIGHLIGHTS

Discover a rare opportunity to own a high-quality industrial facility in the heart of the San Fernando Valley. This well-maintained ±33,972-square-foot warehouse sits on approximately 1.24 acres and offers a versatile layout that combines expansive warehouse space with upgraded office areas—making it ideal for manufacturing, distribution, or corporate headquarters use. The property features approximately 5,052 square feet of first-floor office space, 4,702 square feet of second-floor office space, and an additional 1,490-square-foot secondfloor office or shop area. With a clear ceiling height of roughly 29 feet, the building provides a functional, open warehouse layout designed to accommodate a wide range of industrial operations. Ample power supply and efficient loading capabilities further enhance the building's versatility and performance. Modern, professional office areas create an excellent environment for executive and administrative teams, while the property's attractive design and pride of ownership make it stand out in the market. Conveniently located with easy access to major freeways including the 118, 405, and 5, the site offers exceptional connectivity to key logistics routes throughout Los Angeles County and beyond. This property represents an outstanding opportunity for an owner-user or investor to secure a premier industrial asset in one of the region's most desirable and supplyconstrained industrial submarkets.

Contact us today to schedule a private tour and experience the potential of 9142 Independence Avenue



REGIONAL MAP

Google Maps

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02 MARKETING DESCRIPTION

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PRICING DETAILS

Price Number of Units	\$9,799,000	Buildings	1
Price Per Unit Price	\$9,799,000	Ceiling Height	29
Per SqFt	\$288.44	Zoning	MR2
Gross SqFt	33,972	Unit	1
Year Built/Renovated	1985		
Lot Size (acres)	1.24		
Loading Docks	0		
Occupancy	100%		
Investment Type	Owner/User		
Property Type	Industrial		
Stories	2		
Tenancy	Single		
Net Rentable (SqFt)	33,972		
Broker Co-Op	Yes		
Sub Type	Warehouse		
Class	B		
APN	2746-009-032		

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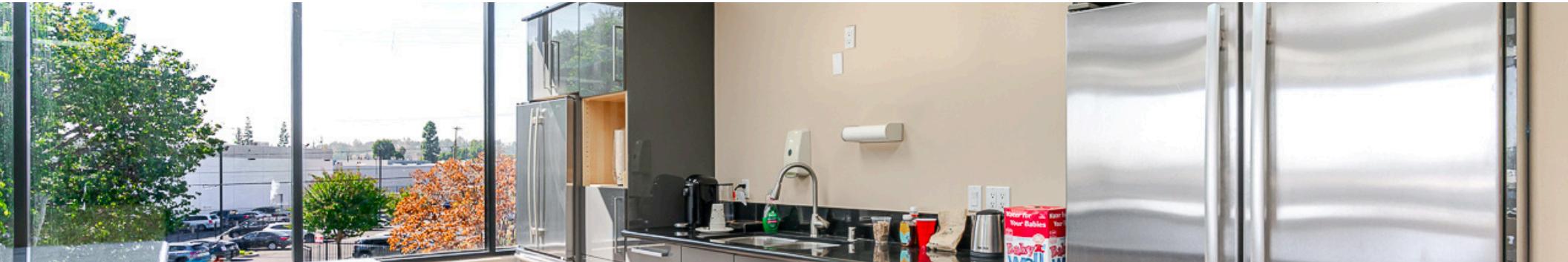
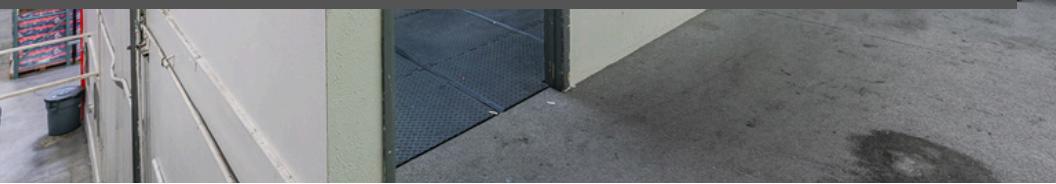
03 PROPERTY PHOTOS



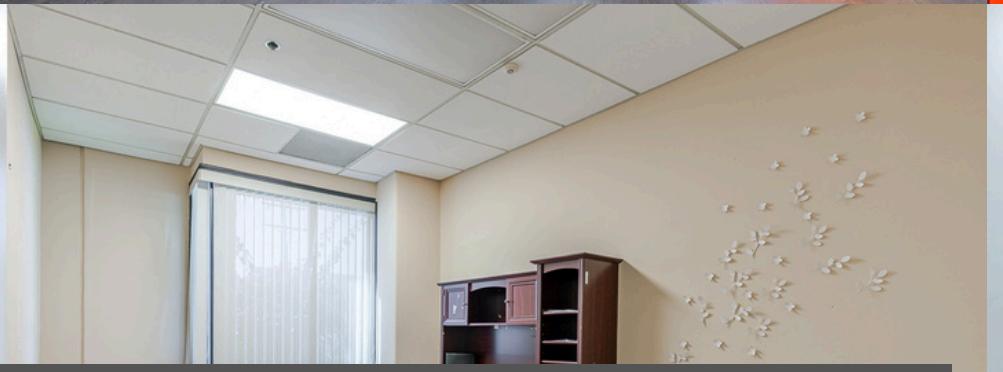
INTERIOR PHOTOS



INTERIOR PHOTOS







INTERIOR PHOTOS





EXTERIOR PHOTOS





EXTERIOR PHOTOS



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04 MEET THE TEAM



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