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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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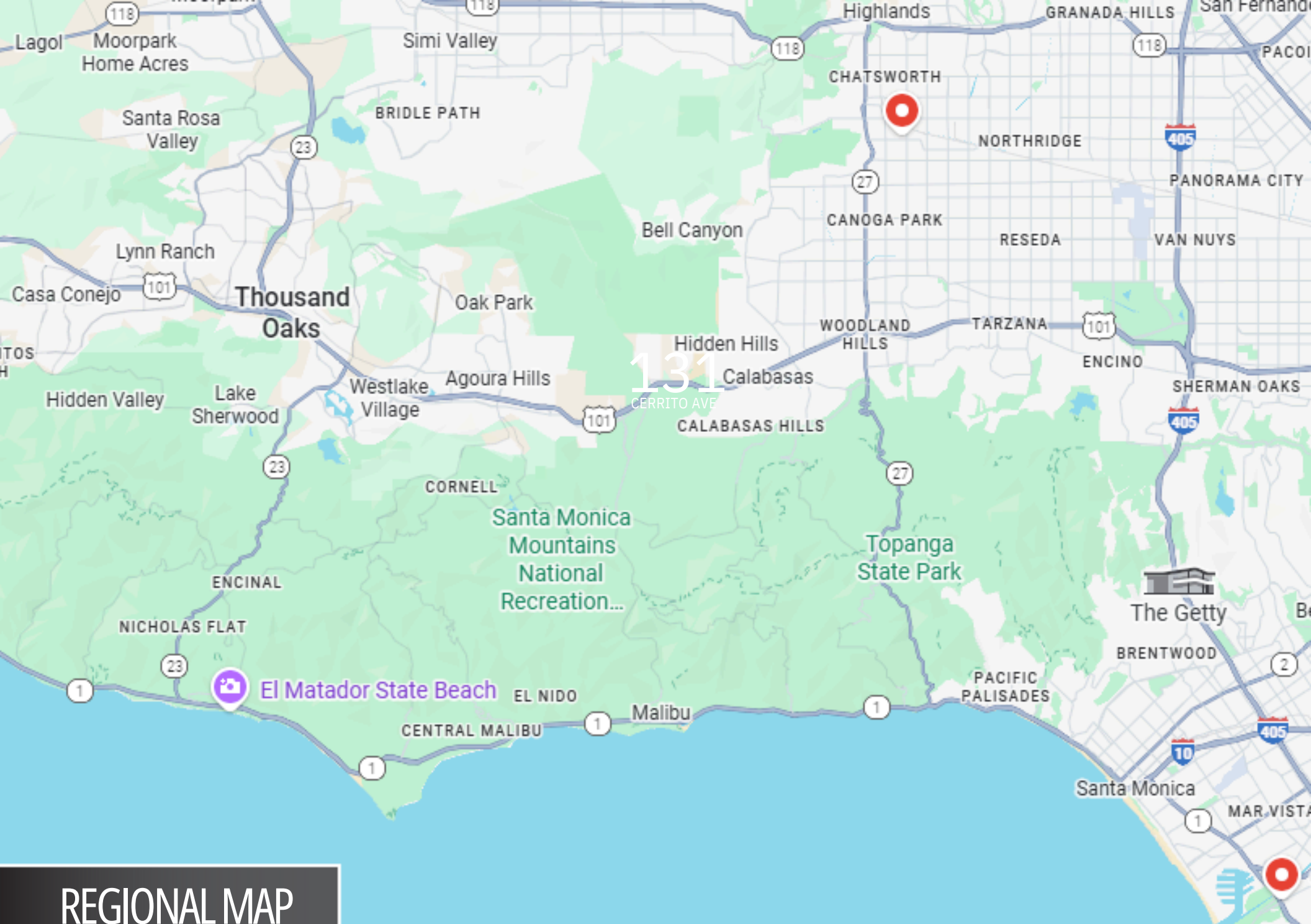
01 INVESTMENT HIGHLIGHT

The background image shows a modern office interior. In the foreground, there is a light-colored tufted sofa and a glass coffee table with a black base. The floor is made of large, light-colored tiles. In the background, there are office desks and chairs. The ceiling is white with recessed lighting.

INVESTMENT HIGHLIGHTS

Discover a rare opportunity to own a high-quality industrial facility in the heart of the San Fernando Valley. This well-maintained $\pm 33,972$ -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 second-floor 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



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CERRITO AVE

REGIONAL MAP

Google Maps







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02 MARKETING DESCRIPTION



kw REALTY
GROUP
KELLERWILLIAMS

MARKETING DESCRIPTION

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PRICING DETAILS

Price Number of Units	\$9,799,000
Price Per Unit Price	\$9,799,000
Per SqFt	\$288.44
Gross SqFt	33,972
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

Buildings	1
Ceiling Height	29
Zoning	MR2
Unit	1

A photograph of an empty office space. The floor is made of dark wood planks. The walls are a light beige color. There are several glass partitions with white frames, some of which are partially open. The ceiling is a drop ceiling with square tiles and recessed fluorescent light fixtures. A black rectangular overlay is positioned in the middle-left of the image, containing white text. A red horizontal bar is positioned in the middle-right of the image, containing white text. The Keller Williams Realty Group logo is in the bottom right corner.

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03 PROPERTY PHOTOS



INTERIOR PHOTOS





INTERIOR PHOTOS



INTERIOR PHOTOS





INTERIOR PHOTOS






EXTERIOR PHOTOS





EXTERIOR PHOTOS





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04 MEET THE TEAM



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