



For Sale

10625 Cohasset St Sun Valley, CA 91352

14,600 SF Industrial Building

David Harding

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Greg Geraci

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Billy Walk

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Kevin Carroll

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Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Desirable Burbank
Adjacent Location



Concrete Tilt-Up
Construction



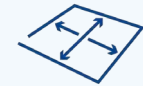
1000 Amps
Electrical Service



18'+ Warehouse
Clear Height



Fenced Yard / Potential
Additional Private
Street Parking



Bonus Storage
Mezzanine

Available SF	14,600
Parcel 1 (Building & Yard)	0.66 Acres / 28,775 SF
Parcel 2 (Roadway)	0.75 Acres / 32,772 SF
Sale Price	\$5,664,800
Sale Price PSF	\$388.00
Clear Height	18.5'-19.5'
Ground Level Doors	2 / 12'x14' (1); 8.5'x9.5' (1)
Power	2 Panels: 1) 600A, 240V, 3Ph, 3-4W 2) 400A, 120/240V, 3Ph, 4W
Parking Spaces / Ratio	32 / 2.19:1
Office SF / #	460 / 2
Unfinished Mezzanine	4,500 SF (Not included in available SF)
Restrooms	3
Yard	Fenced / Paved
Zoning	M1
APNs	2466-029-020 (1) 2466-029-014 (2)
To Show	Call Agent

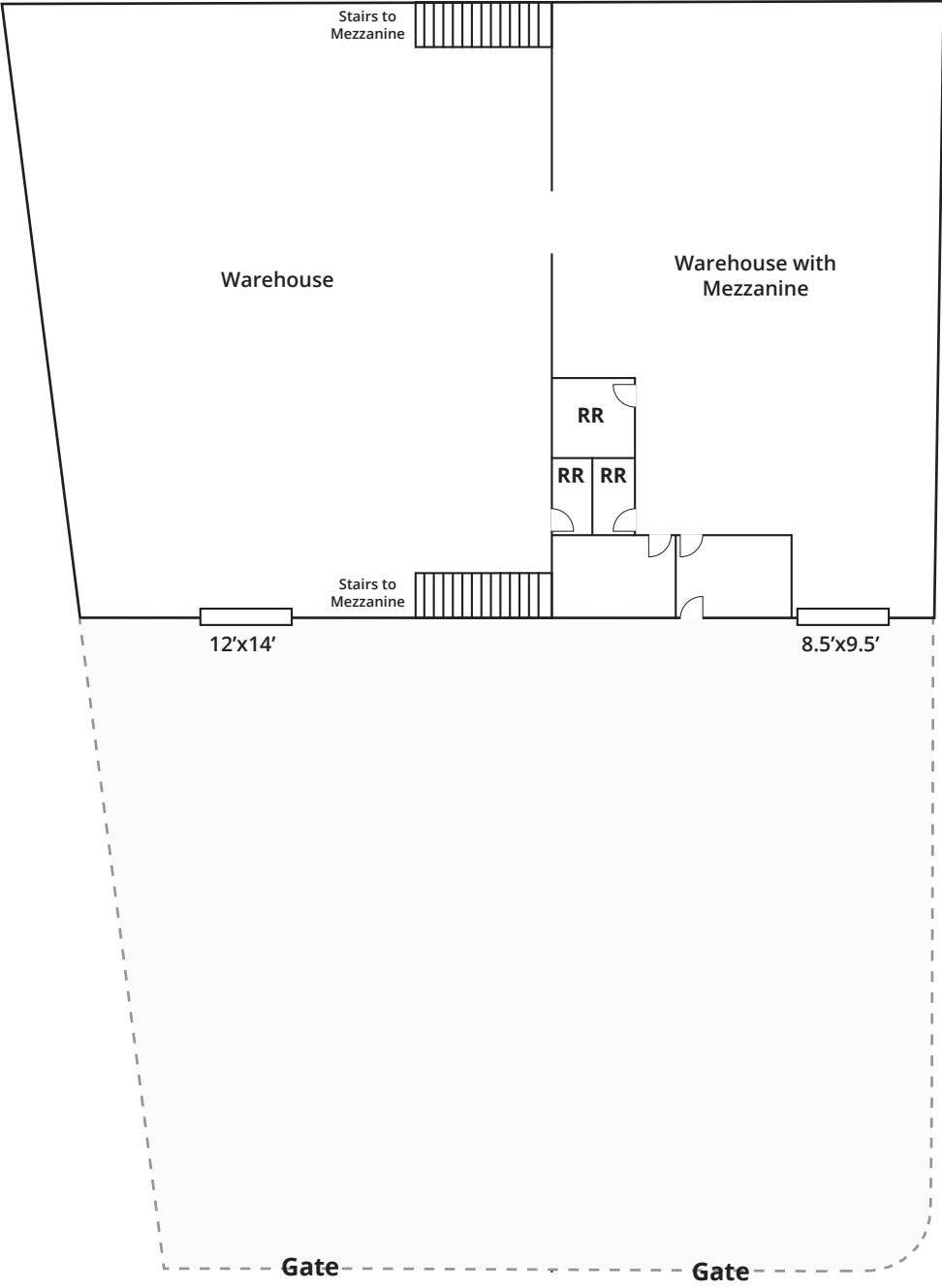


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.

Photos



Layout



Amenities & Major Tenants



Volt Lites

Amazon

Avion Burbank Business Park



Burbank Airport Commerce Center

Got Print

Burbank Airport

The Walt Disney Company



Third Encore Studios



San Fernando Rd

Vineland Ave

The Ruby Fashion Library

Western Costume

Marvel

Costume Rentals Corp.

History for Hire

Scenic Expressions

Walt Disney Imagineering

Saticoy St



R.C. Vintage

Tujunga Ave

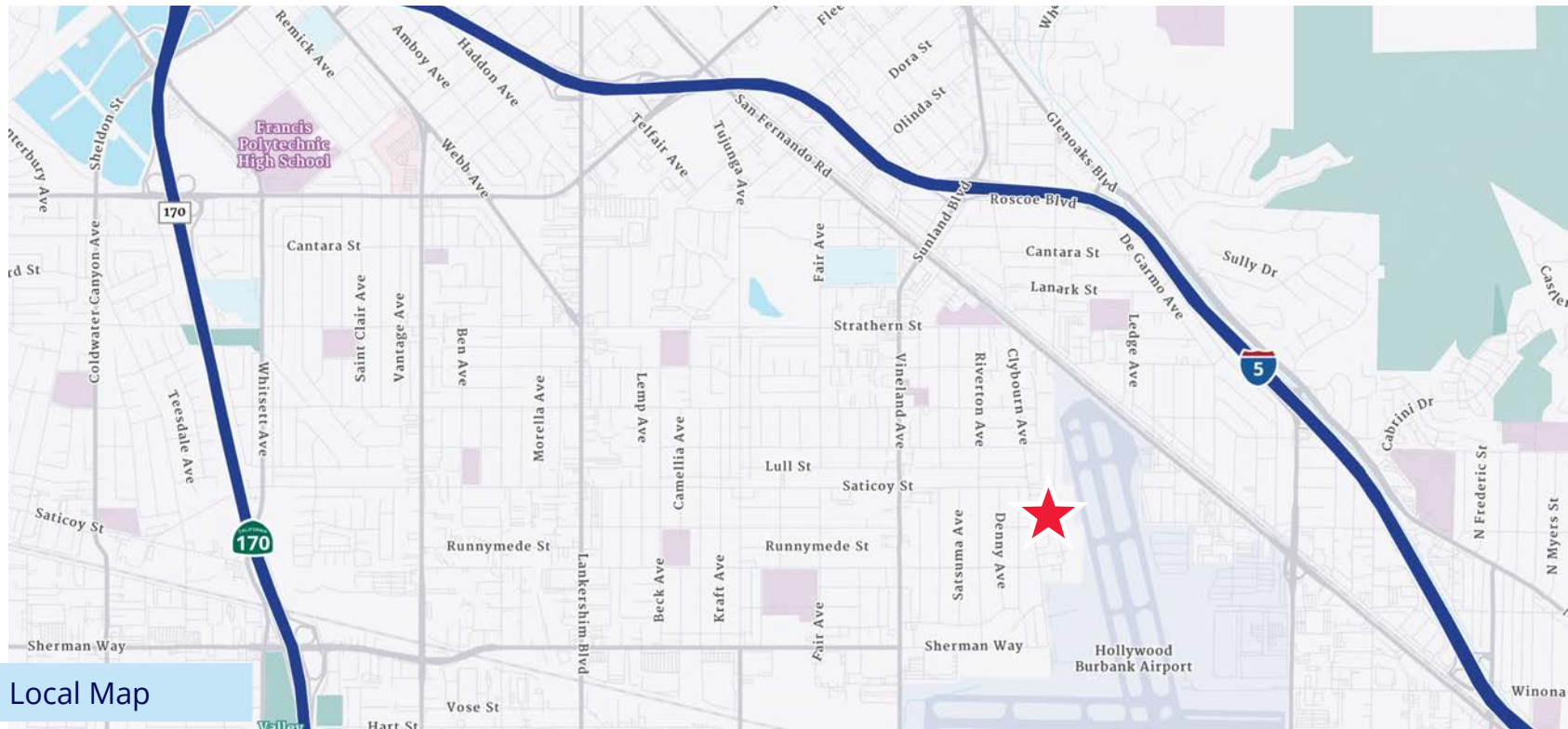
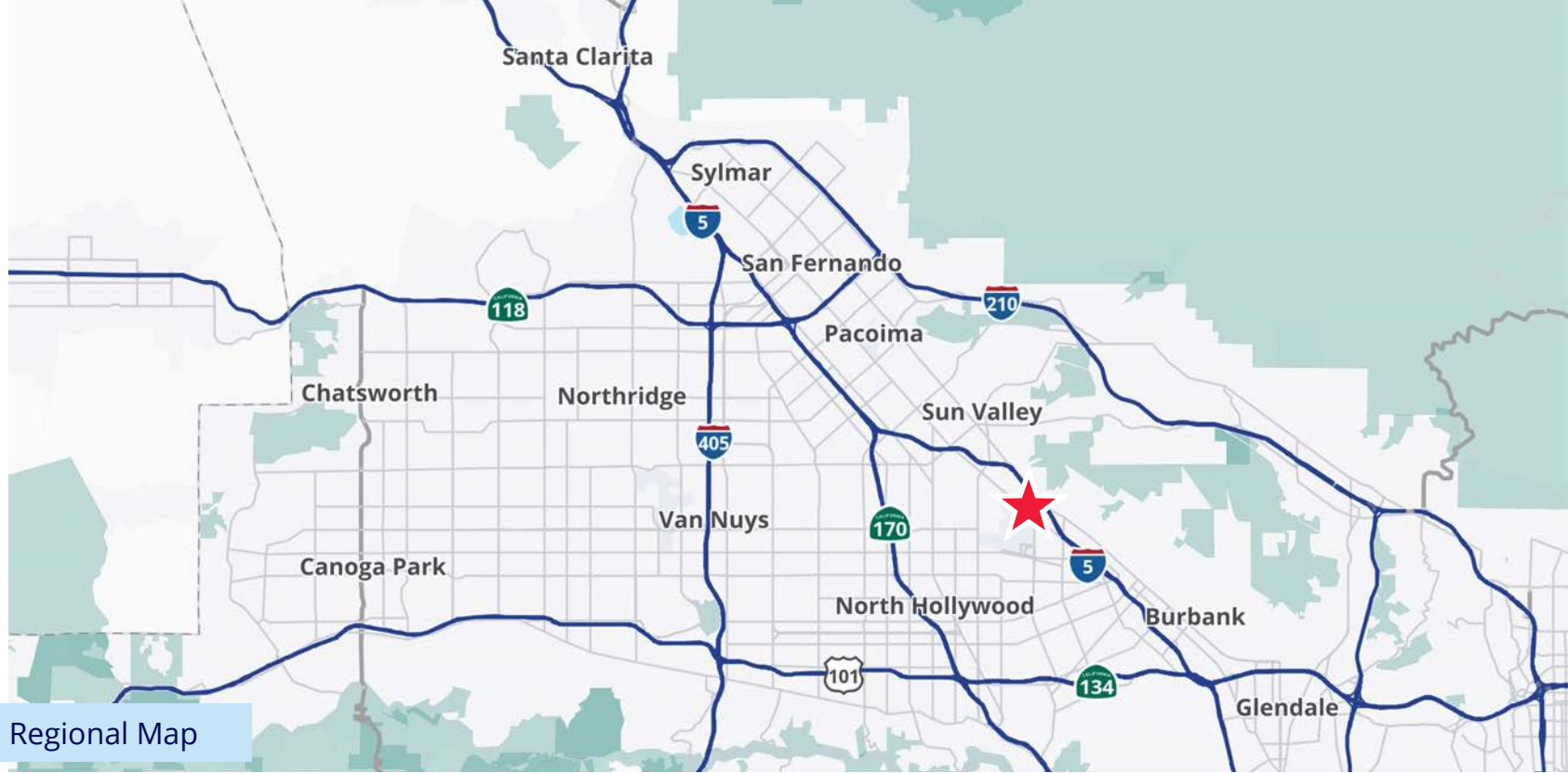
Sherman Way



Vanowen St



Location Maps





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Contact Info

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