



San Fernando Rd

11401 Tuxford St

Sun Valley, CA 91352

4 ACRES OF M3 ZONED PARCEL FOR LICENSE  
(DIVISIBLE UP TO 2 ACRE LOTS)

Tuxford St

Bradley Ave

- 4 Acres of M3 Zoned Land + 2,000 SF Office
- Wide Curb Cut Access Via Bradley Ave & Tuxford St.
- Immediate Interstate 5 Freeway Access



# PROPERTY HIGHLIGHTS



4 Acres of Land



2,000 SF of Office



License with up to 59 Months



Zoning: M3 Heavy Industrial



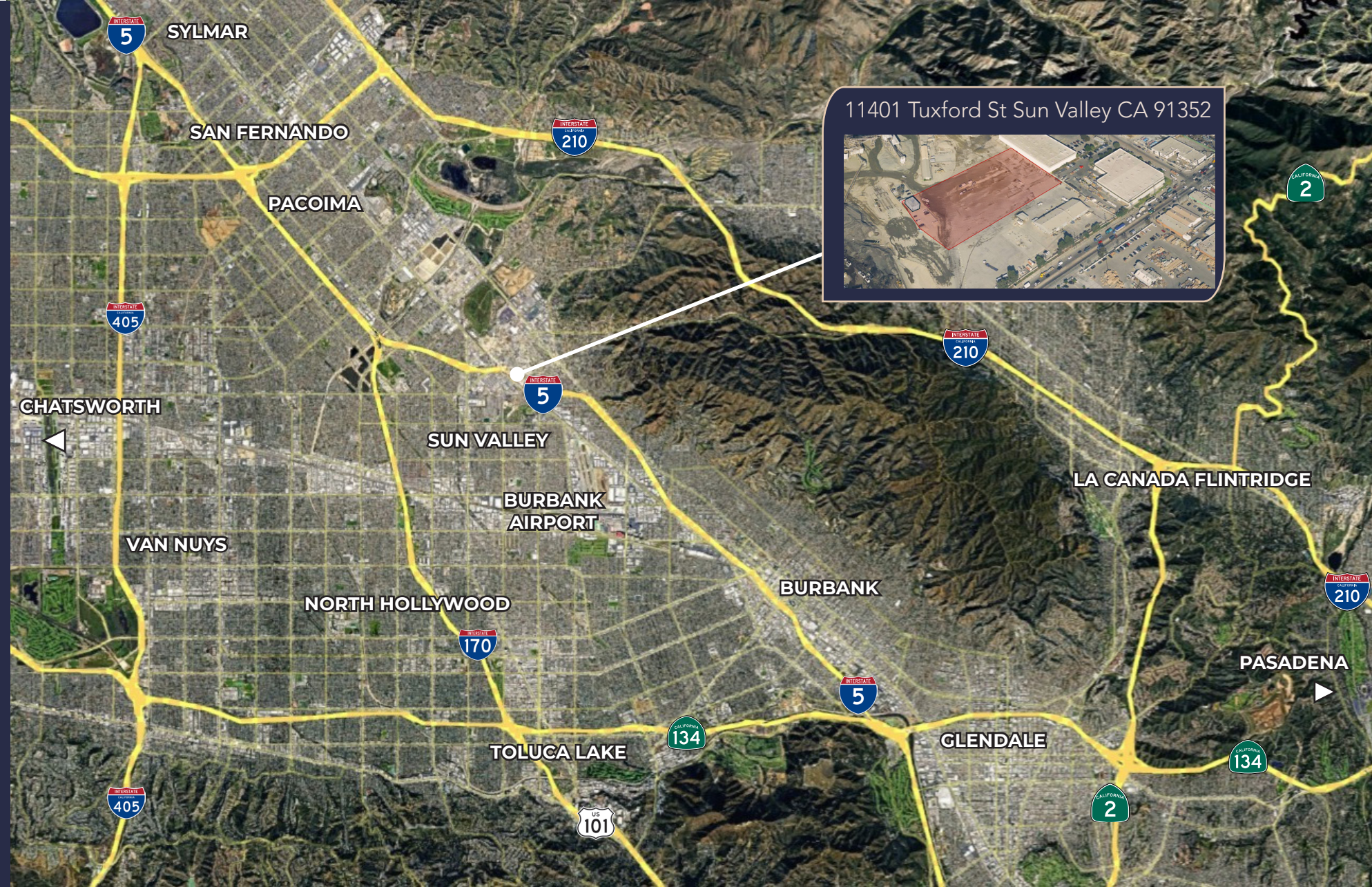
Wide Curb Cut Access Via Bradley Ave & Tuxford St.



Immediate Interstate 5 Access with Proximity to 170, 101, 118 and 210 Freeways



Fenced Yard



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