

8640

TAMARACK AVE.

SUN VALLEY, CA



Available
Flexible strategies from
CBRE's 814G S11069
Shoreline 201 NYC
CHALL 445-223WES
CBRE

±15,000 SF BUILDING

FREE STANDING INDUSTRIAL FOR LEASE

CBRE

THE HIGHLIGHTS



Centrally Located

In the San Fernando Valley with easy access to the I-5, 170, and 210 freeways.



M2

Heavy industrial zoning permits a wide range of uses including manufacturing, auto-related businesses, and outdoor storage.



600 Amps

Robust electrical capacity ideal for power-intensive operations and heavy equipment.



14' Clear Height

Allows for vertical racking, larger equipment, and efficient forklift operation.



Two Grade Level Doors

Ground-level access for easy loading and unloading, accommodating a wide range of delivery vehicles.



One Dock-High Loading Well

Includes one dock-high well to maximize unloading flexibility.



26 Parking Spaces

Dedicated on-site parking.



Large Private Gated Yard

PROPERTY DETAILS

Rentable SF:
±15,000 SF

Parking:
26

Zoning:
M2

Power:
600 Amps

Grade Level Doors:
2

Clearance Height:
14'

Dock-High Well:
1

Lease Rate: Teaser rate of \$0.99/SF IG for the first 6 months, followed by \$1.29/SF IG for the following 6 months.

Offer valid for leases executed by June 30, 2026



THE LOCATION

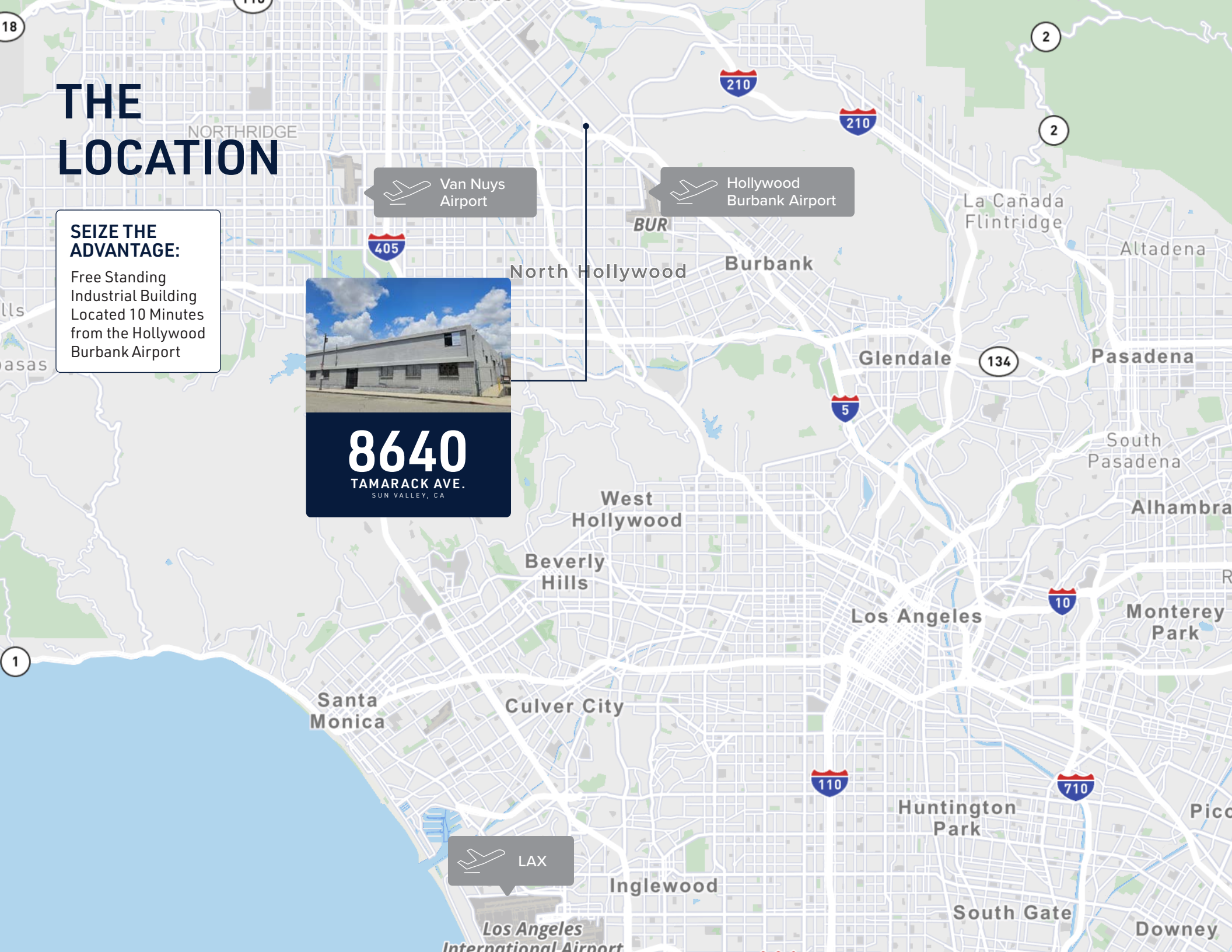
SEIZE THE ADVANTAGE:

Free Standing Industrial Building Located 10 Minutes from the Hollywood Burbank Airport



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FOR MORE INFORMATION, PLEASE CONTACT:

GREGORY BARSAMIAN

Senior Vice President

+1 818 406 3658

Lic. 00873206

gregory.barsamian@cbre.com

ABRAHAM KIM

Senior Associate

+1 213 613 3347

Lic. 02077431

abraham.kim@cbre.com

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