



For Lease

8511 Lankershim Blvd Sun Valley, CA 91352

10,800 SF Industrial Building



Billy Walk

License No. 01398310

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David Harding

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Kevin Carroll

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Kevin.Carroll@colliers.com

Property Highlights




Highly Functional Building



Major Frontage on Lankershim Blvd



Excellent 5 & 170 Freeway Access



Minutes to Burbank Airport, Entertainment Studios



3 Ground Level Doors and Gated Yard



HVAC in Warehouse

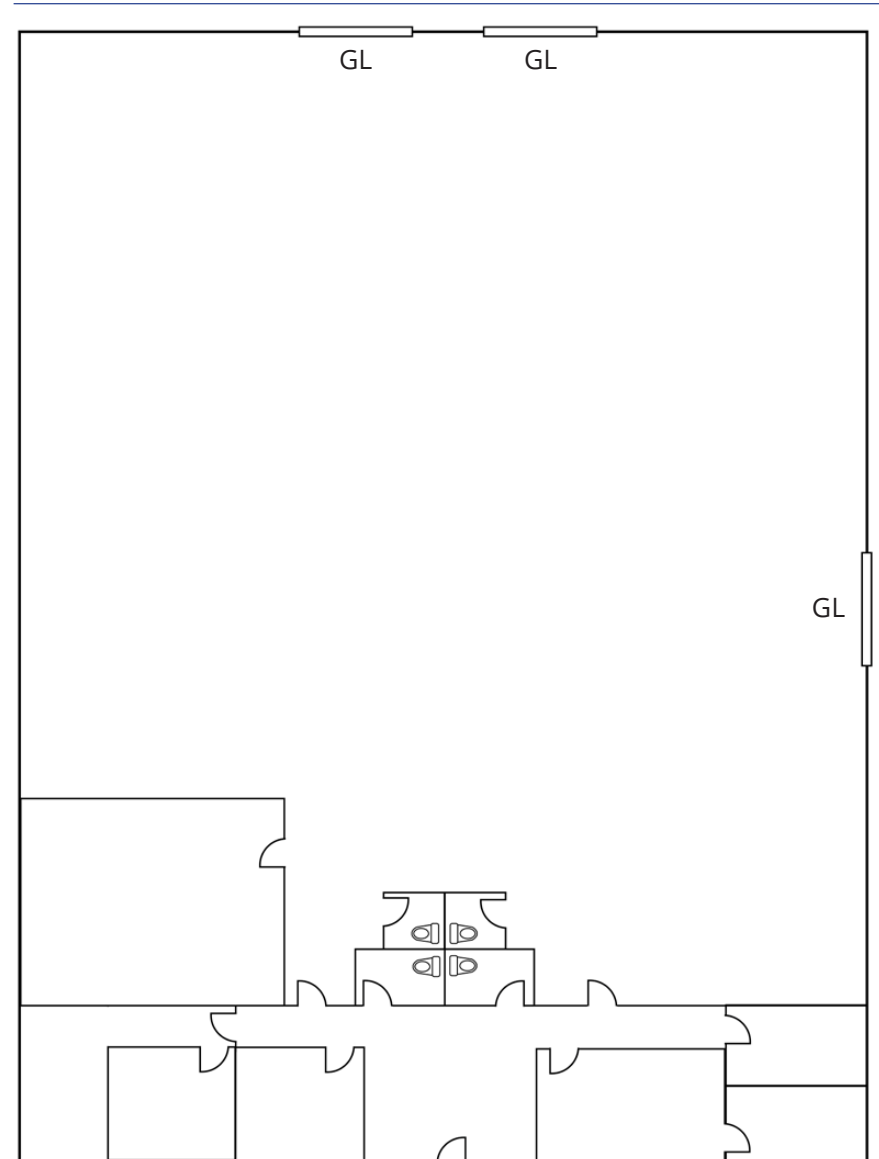
8511 Lankershim Blvd

Specifications

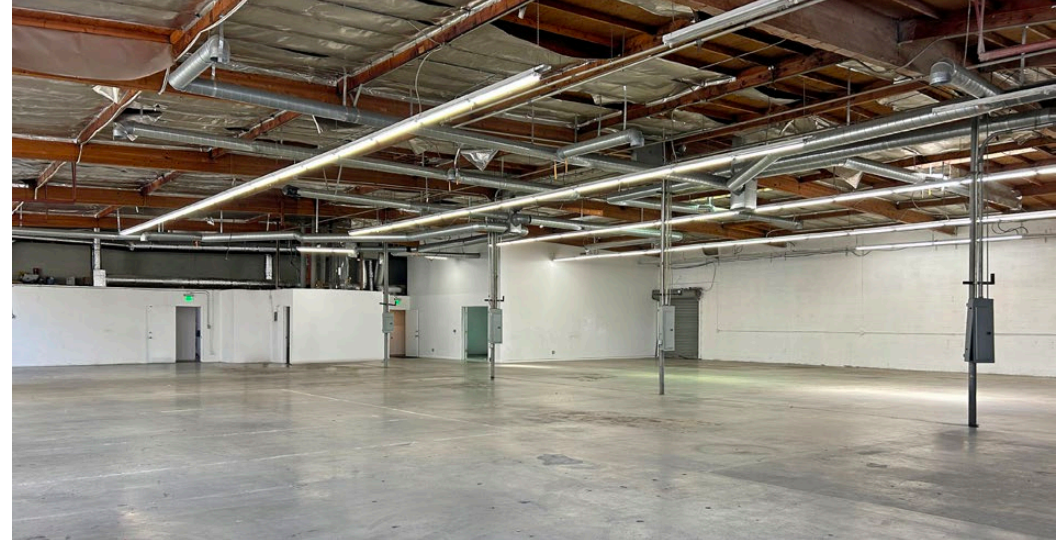
Available SF	10,800
Monthly Rent	\$12,096 \$15,660
Lease Rate/SF	\$1.12 \$1.39 NNN
Operating Expenses/SF	\$0.23
Clear Height	14'
GL Doors	3 / 12'x12'
Power	800A, 120/240V, 3Ph, 3W
Parking Spaces	24 / 2.22:1
Office SF / #	1,485 / 6
Restrooms	4
Warehouse HVAC	Yes
Yard	Fenced / Paved
Zoning	M1
Possession	Call Broker

Notes: Panel 1: 400A, 240V, 3P, 3W. Panel 2: 400A, 120/240V, 1P, 3W. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

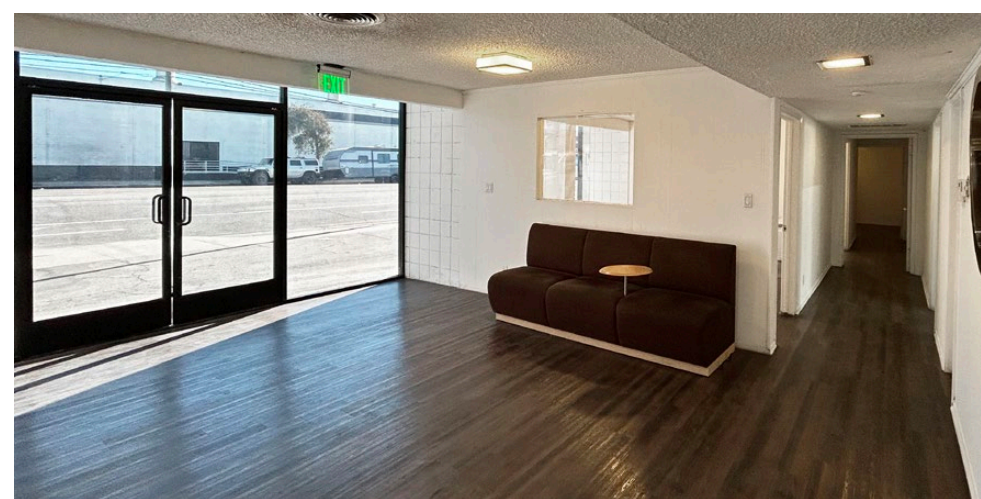
Layout



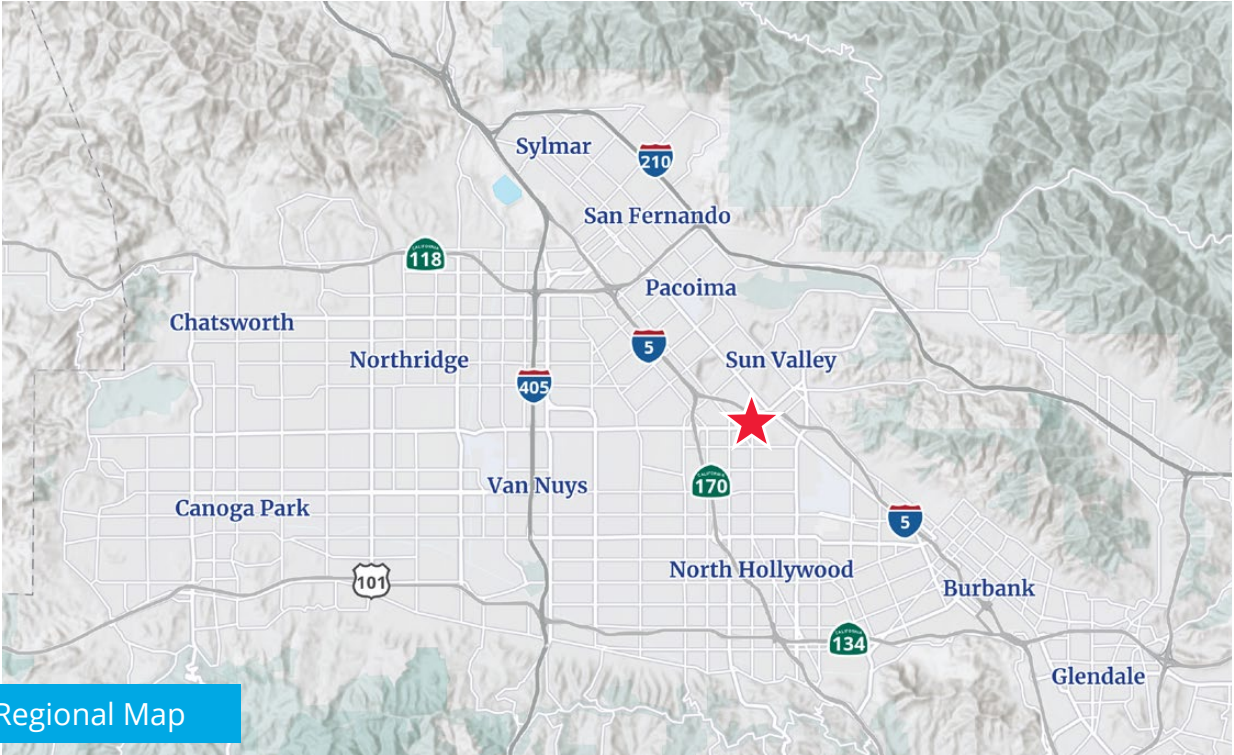
Photos



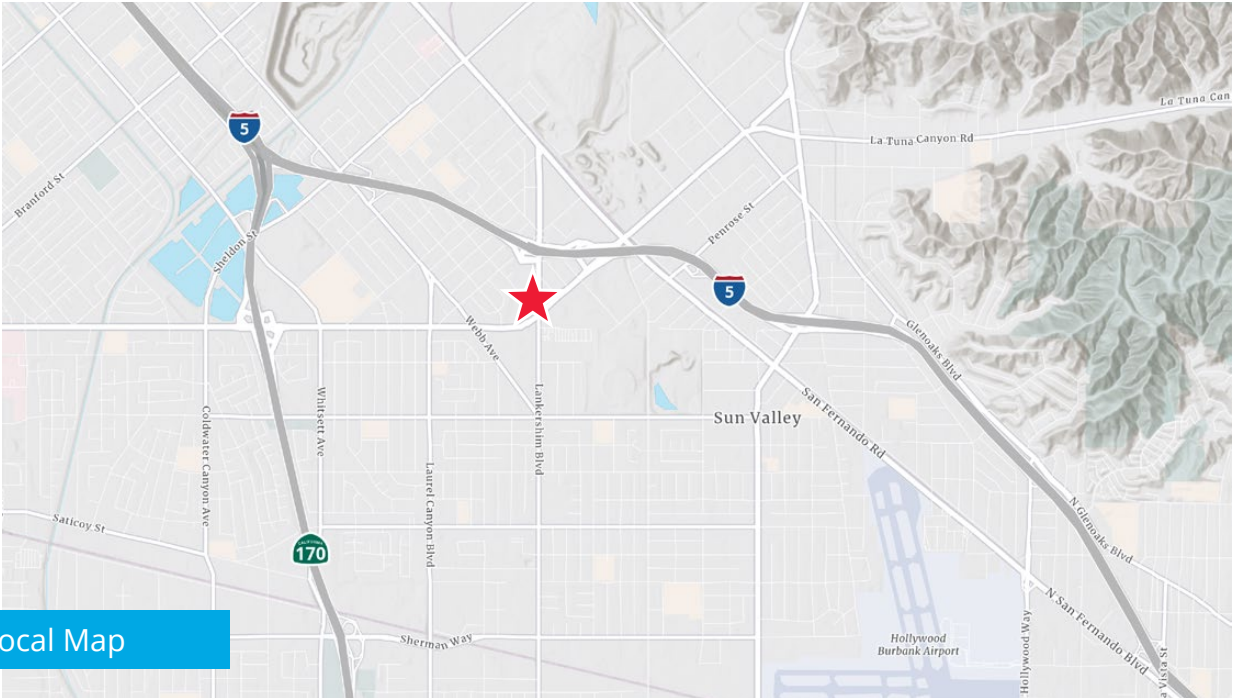
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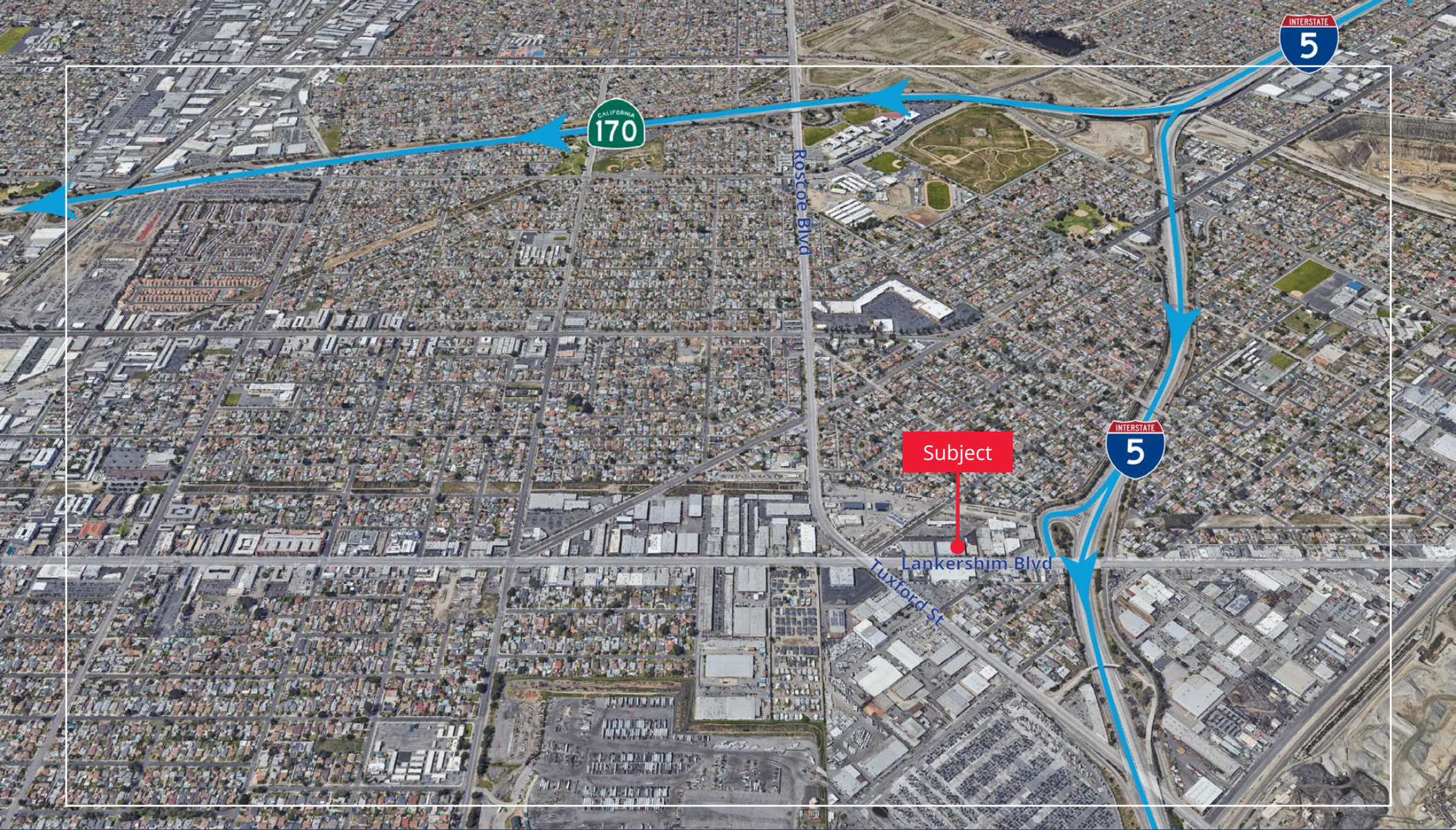
Location Maps



Regional Map



Local Map



Contact Info

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