



**CBRE**

FOR LEASE

8969 Bradley Ave  
Sun Valley, CA 91352

24,476 SF Industrial Building



**\$1.00NN For the First 6 Months for a Qualified Deal!**

**Colliers**

**Billy Walk**

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Accelerating success.

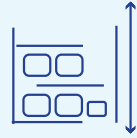
# Building Highlights



High Image Class A  
Corporate HQ Facility



Dock High & Ground  
Level Loading



23'-26'  
Clear Height



Rare M3  
Zoning



Convenient Freeway Access  
to 5 & 170 Freeways



Concrete Loading  
Area

Available SF	24,476
Monthly Rent	\$37,938
Lease Rate/SF	\$1.55 NNN
Operating Expenses/SF	\$0.25
Clear Height	23'-26'
DH Doors / Dim	2 / 10'x10'
GL Doors / Dim	1 / 12'x14'
Power	200A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	54 / 2.2:1
Office SF / #	2,962 / 4
Restrooms	4
Yard	Fenced / Paved - Shared
Zoning	M3
To Show	Call Agent



Notes: 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.

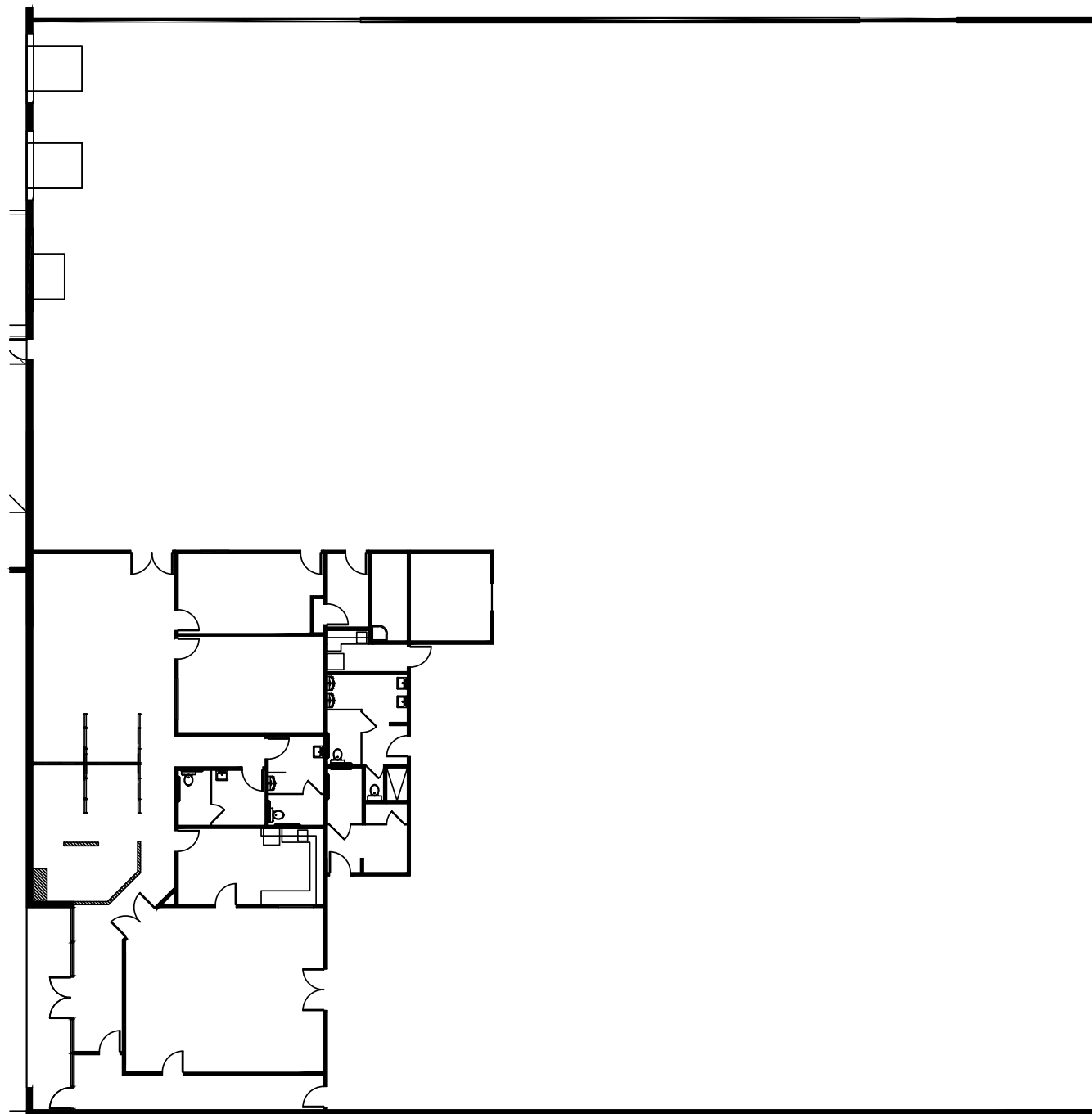
# Exterior Photos

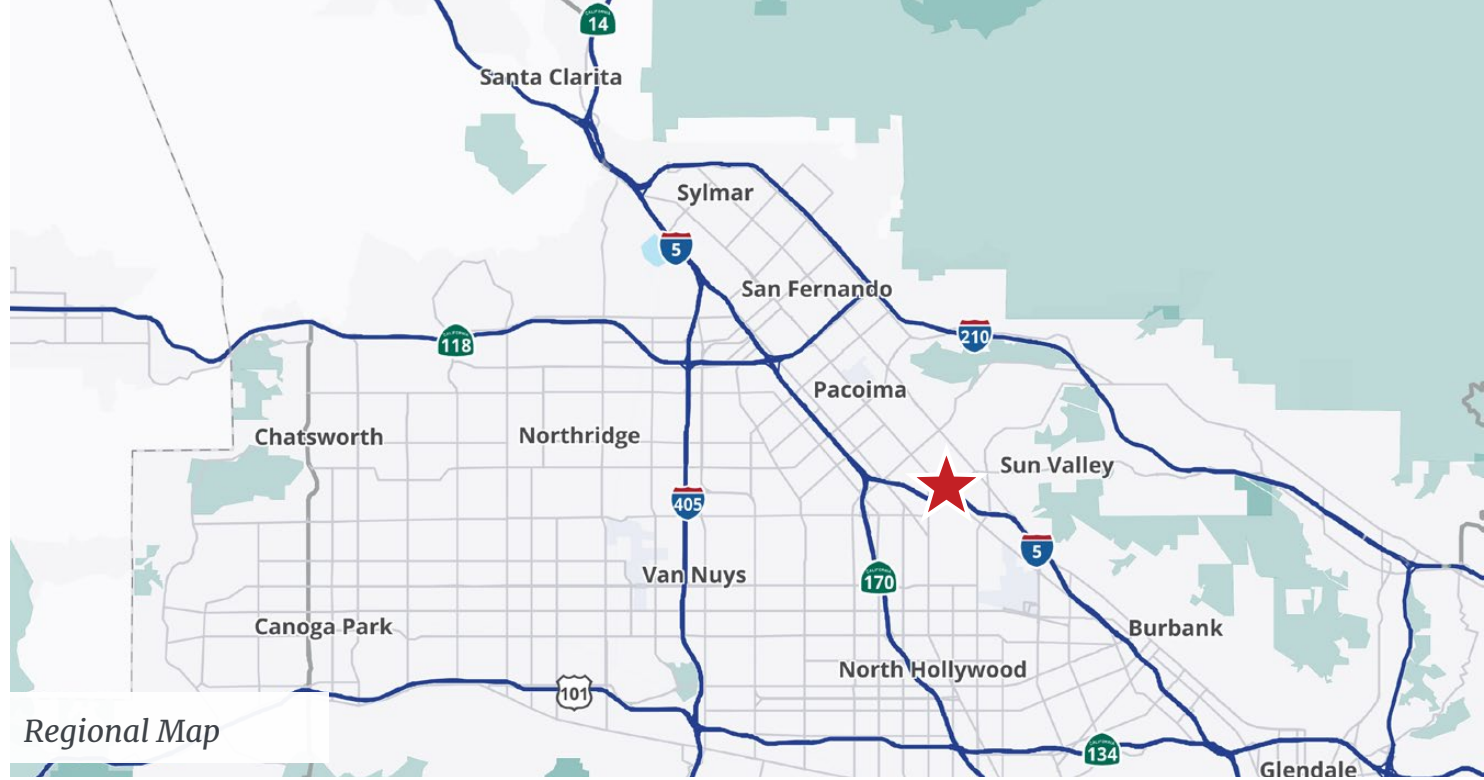


# Interior Photos

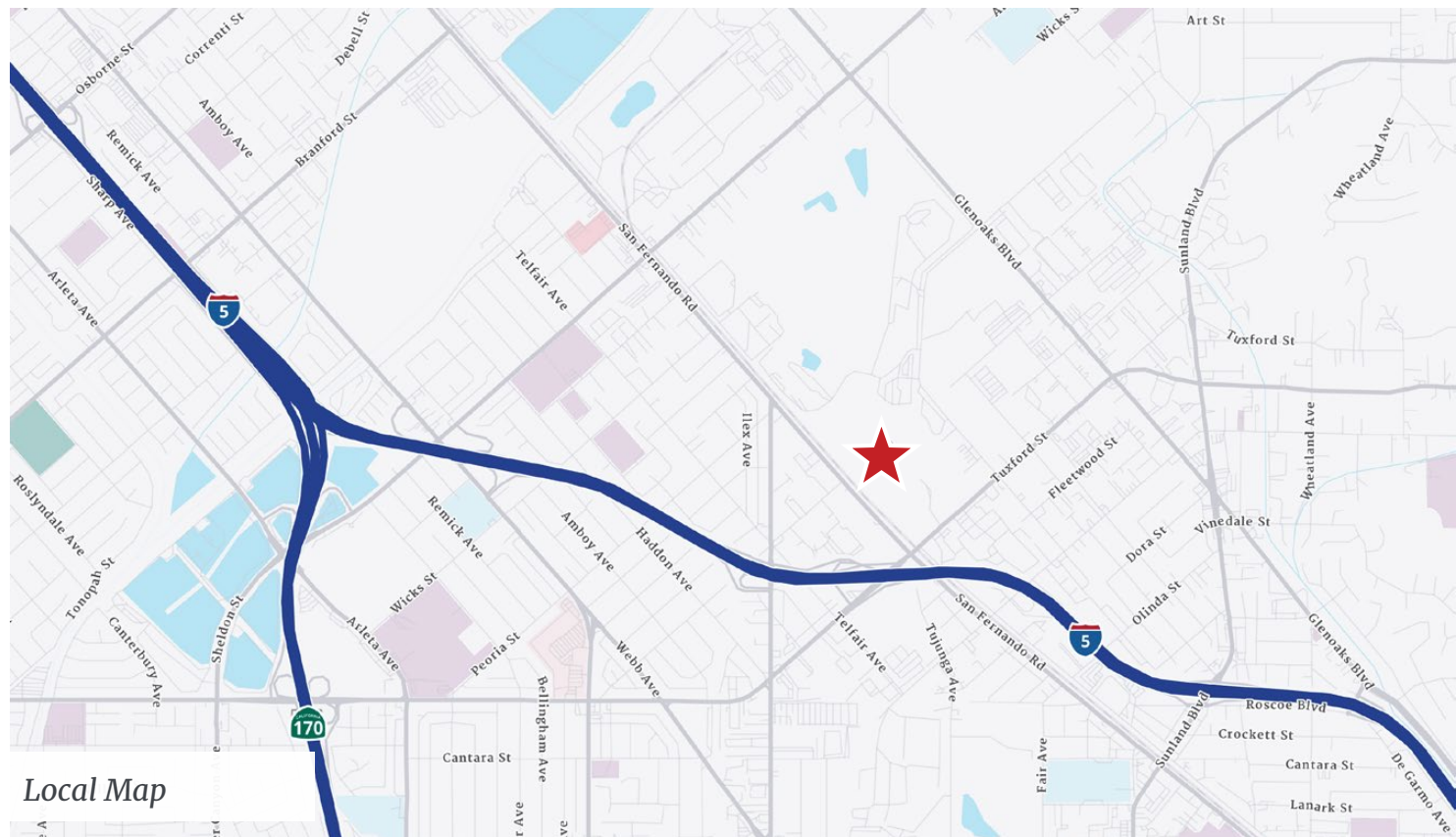


# Layout





Regional Map



Local Map

# Location Maps



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