

8579

San  
Fernando Rd.

Sun Valley, CA

For Lease // 40,088 SF MI Zoned Land Parcel



San Fernando Road

Penrose Street

NEWMARK

REALTERM



# Property Characteristics

Fully fenced and secure outdoor storage site

Ideal IOS site for vehicle and equipment storage

Exterior lighting on site

Three points of ingress / egress from site with automated gates

Concrete yard throughout

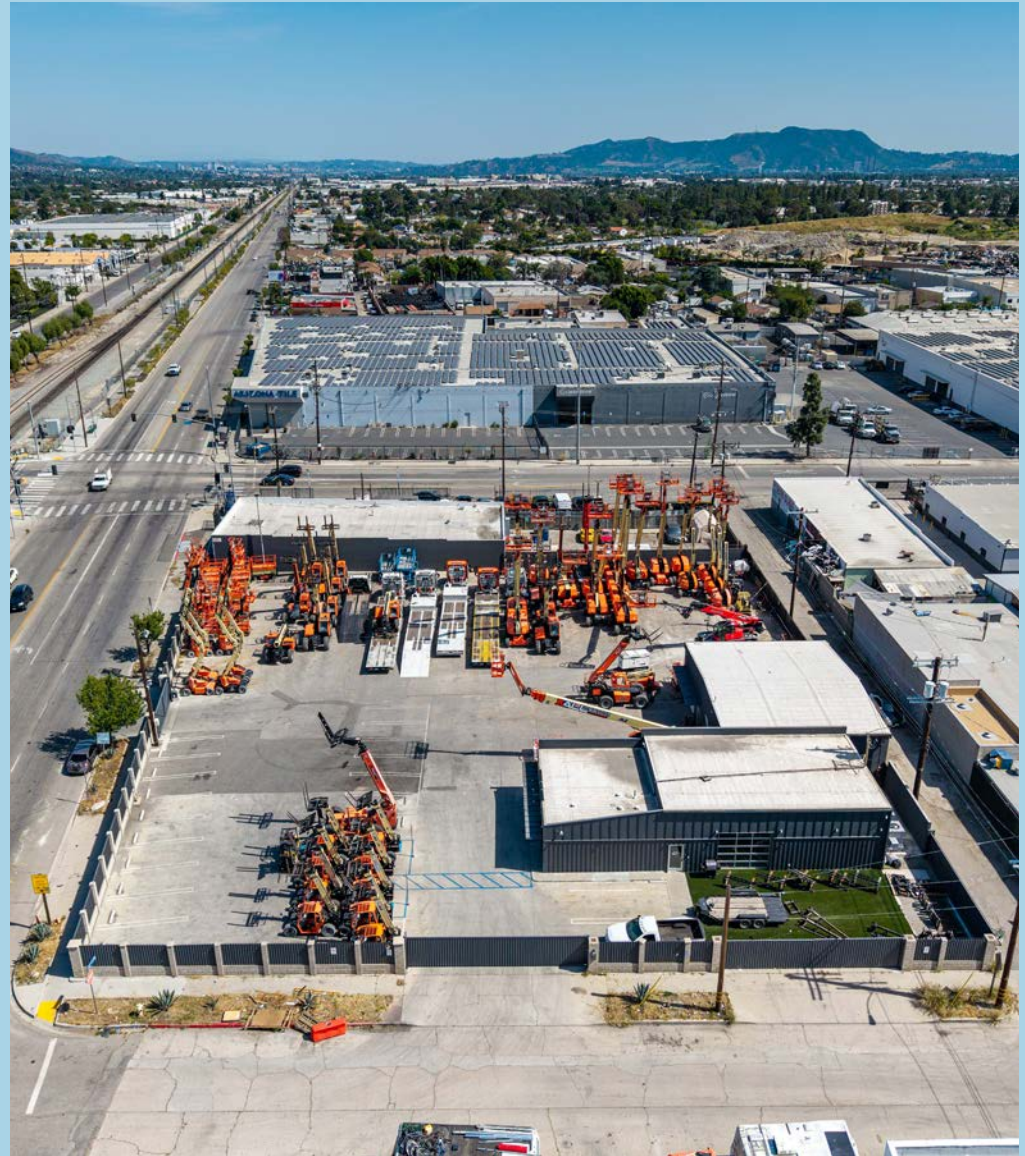
2,276 SF office building and 1,870 SF shop building on site

M1-1-CUGU zoning

## Offering

\$34,075 NNN per month

\$0.85 psf



# Office / Flex Building

2,276 SF

Lobby / will call area

2 private offices

HVAC served

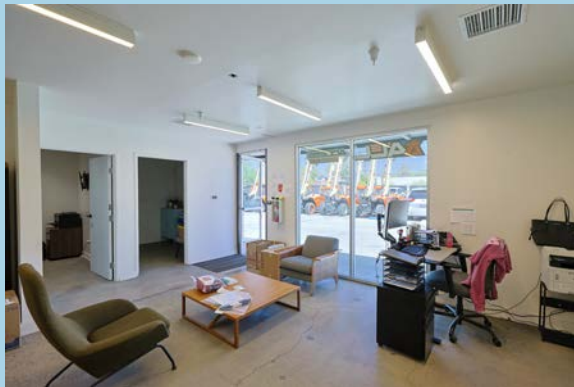
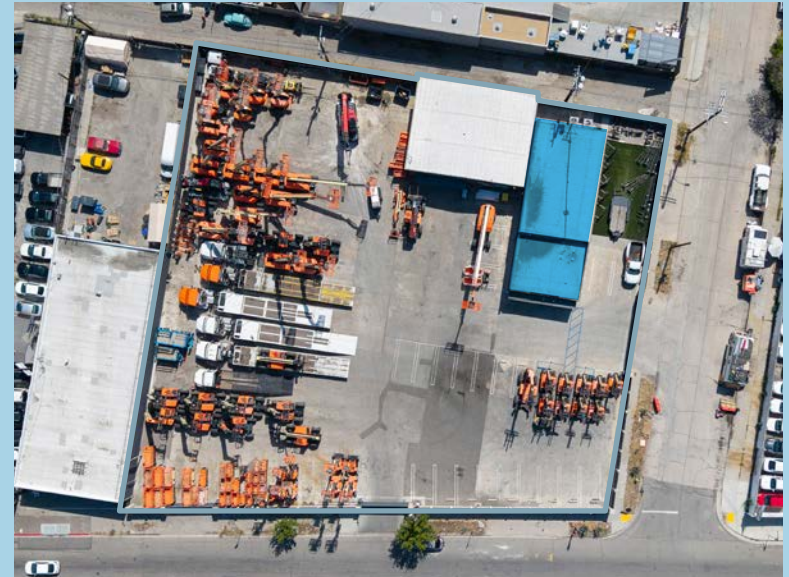
Storefront

Polished concrete floors

Excess storage / office

Roll up door

11.5' (w) x 10' (h)



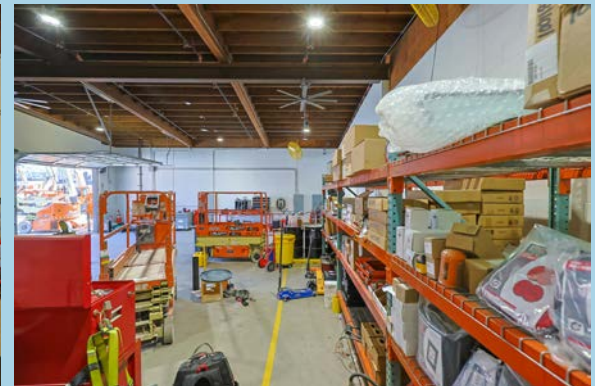
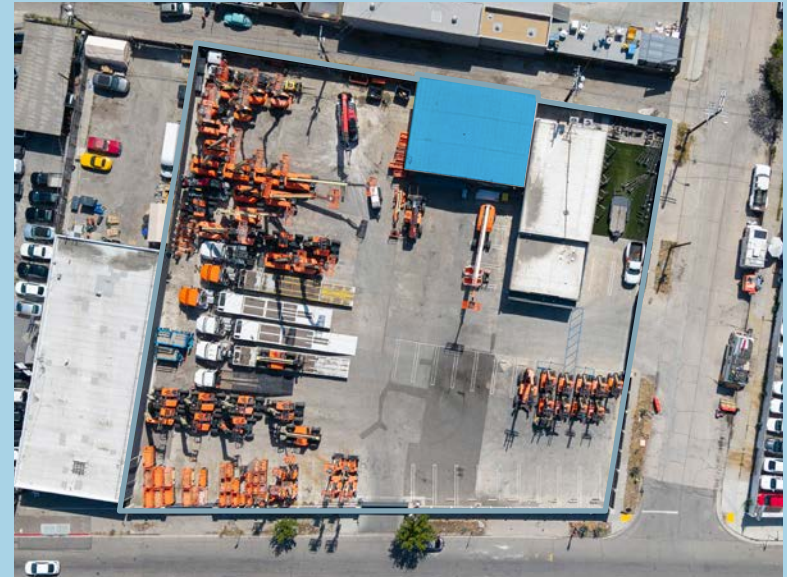
# Shop Building

1,870 SF

200 Amps

Private office

Roll up door  
11.5' (w) x 10' (h)





Luddington Street

San Fernando Road

# Location Map

I-5 - 118 Interchange

**5.3 Miles**

I-5 - 134 Interchange

**7.5 Miles**

101 - 405 Interchange

**7.8 Miles**

I-5 - 110 Interchange

**14.1 Miles**

134 - I-210 Interchange

**16.3 Miles**

I-5 - I-10 Interchange

**16.6 Miles**



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