

21,947 SF FOR LEASE

10951 Pendleton Street Sun Valley, CA 91352



SHADOW MOUNTAIN INDUSTRIAL PARK

- + Burbank's Premier Business Environment...in Sun Valley
- + High Image, CTU Building in a Fully Landscaped Park Environment
- + 22' Clearance; Dock High & Ground Level Loading
- + Close Proximity to 5 & 210 Freeways & Burbank Airport
- + Secured, Fenced Parking



PROPERTY INFO

Lease Rate/Mo: \$17,338
Lease Rate/SF: \$0.79
Lease Type: Net
Price/SF: NFS
Sale Price:
Taxes: POL
Available SF: 21,947
Minimum SF: 21,947
Prop Lot Size: POL
Yard: Fenced/Paved
Zoning: M1

Construction Type: Concrete Tilt-Up
Const. Status/Year Built: EXIST/1990
Sprinklered: Yes
GL Doors/Dim: 1
DH Doors/Dim: 1
Clear Height: 22'
Heat/Cool: N/A
Roof Type: Laminated/GLU Wood Beam
A: 400 V: 277/480 Ø: 3 W: 4
Parking Spaces: 38 / Bldg Ratio: 1.8:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 2,600 / 5
Restrooms: 2
Office Air: Yes Office Heat: Yes
Finished Office Mezz: 1,120 SF
Include In Available: Yes
Unfinished Mezz: N/A
Include In Available: No
Possession: 5/1/17
To Show: Call Broker; Occupied
Region: LA Northwest
Thomas Guide: 502-G6
APN#: 2537-024-015



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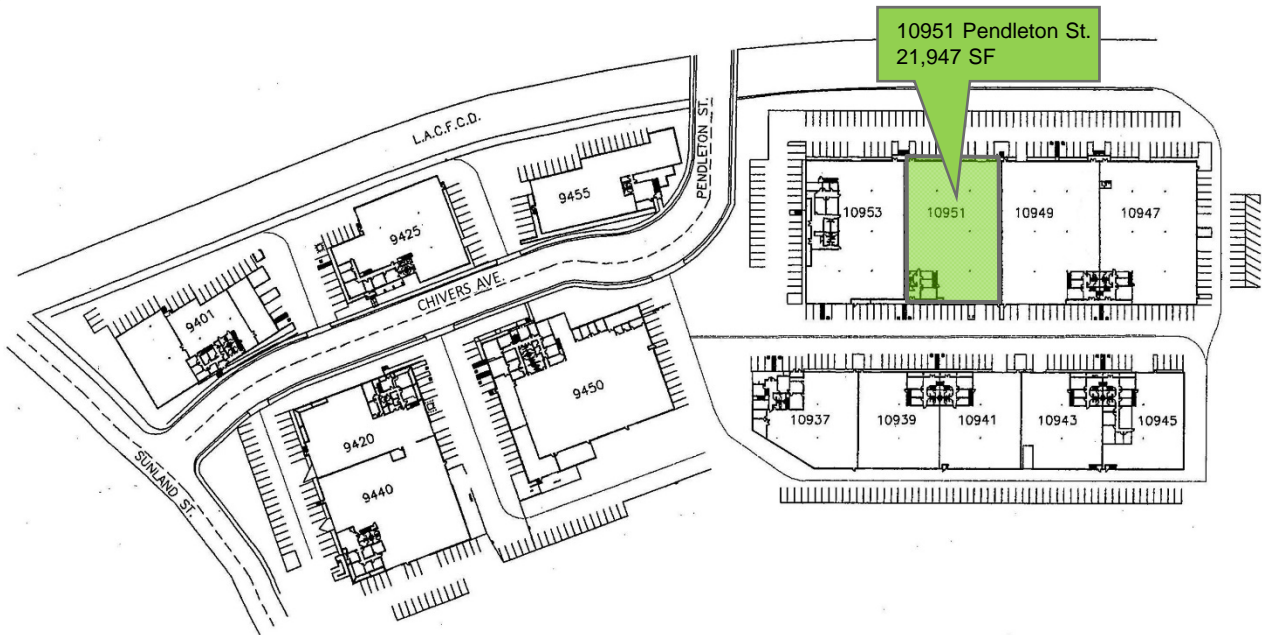
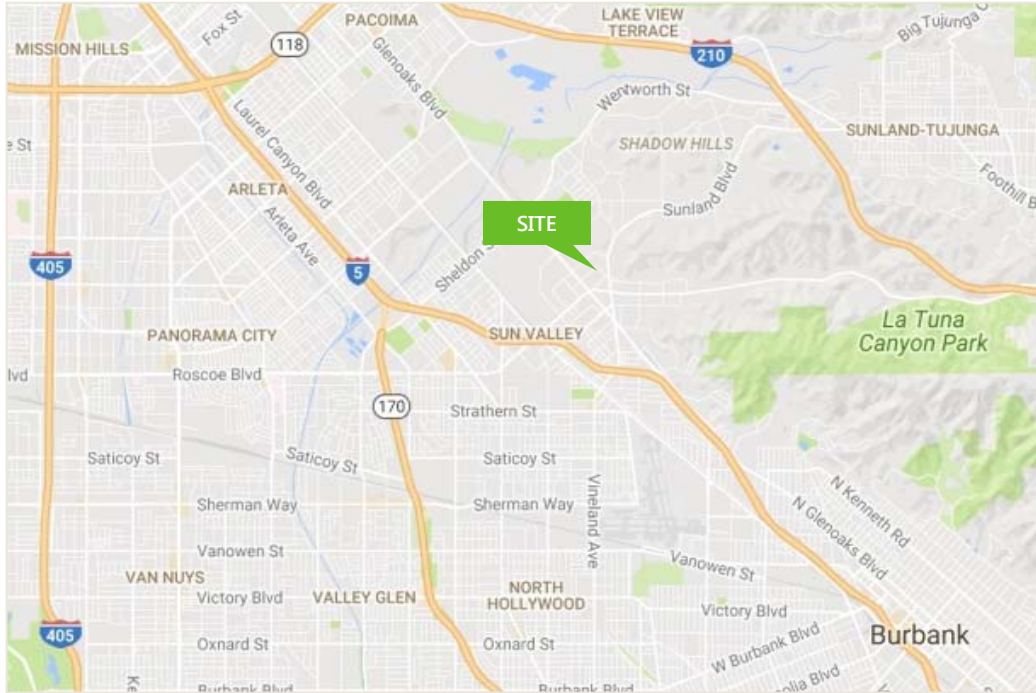
INDUSTRIAL FOR LEASE

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Sun Valley, CA 91352



LOCATION | SITE PLAN



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