



For Lease

# 11619 Pendleton St Sun Valley, CA 91352

## 9,577 SF Industrial Space

**Billy Walk**

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

**David Harding**

License No. 01049696

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**Greg Geraci**

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**Matt Dierckman**

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**Kevin Carroll**

License No. 02078759

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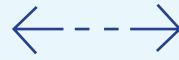
Kevin.Carroll@colliers.com

Accelerating success.

# Building Highlights



Central Location:  
Minutes to 5 & 170 Freeways

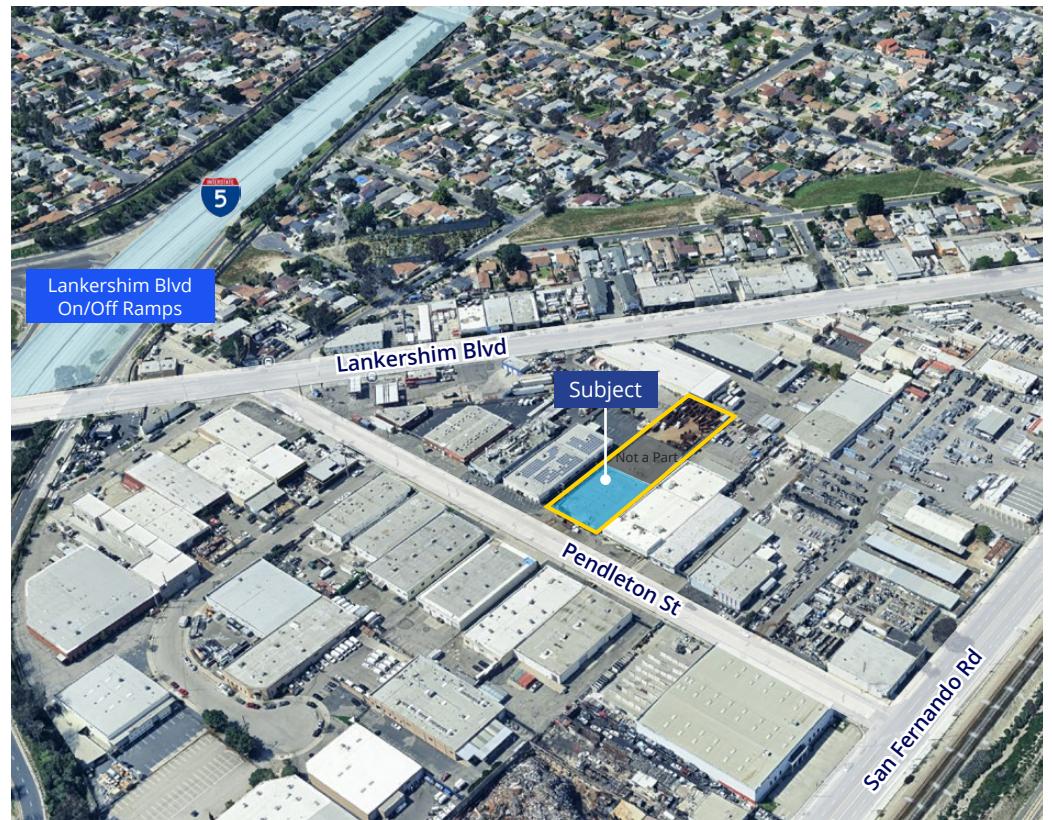


Immediate Access to Lankershim Blvd  
and San Fernando Rd



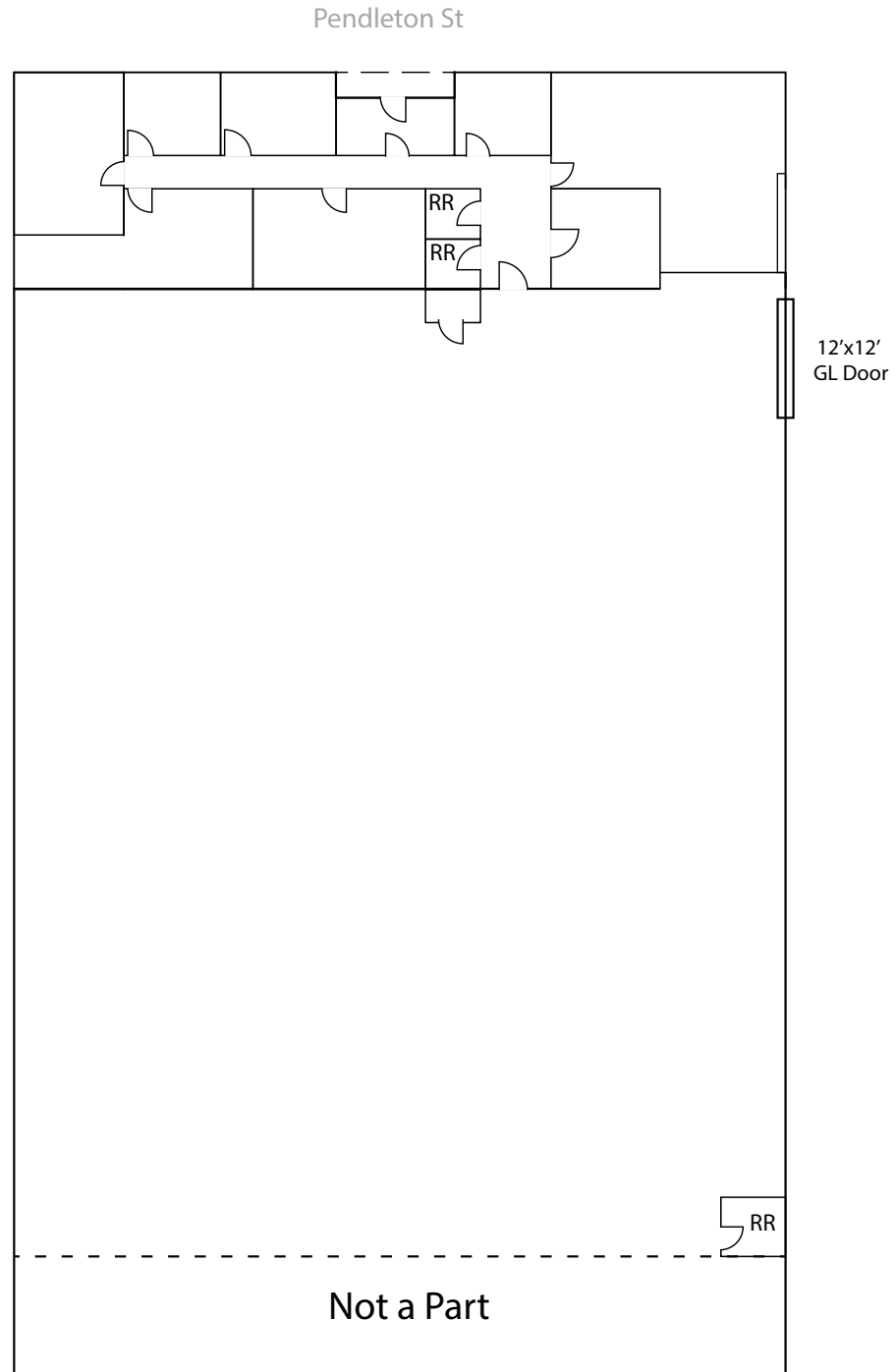
Aggressively Priced

|                        |  |
|------------------------|--|
| Available SF           | 9,577                                      |
| Monthly Rent           | \$11,014                                   |
| Lease Rate PSF         | \$1.15 Gross                               |
| Clear Height           | 14'  |
| GL Doors / Dim         | 1 / 12'x12'                                |
| Power                  | A: TBD, V: 277/480 & 120/208<br>Ph: 3, W:4 |
| Parking Spaces / Ratio | 5 / 0.52:1                                 |
| Office SF / #          | 1,960 / 7                                  |
| Restrooms              | 3  |
| Zoning                 | M2   |
| Yard                   | No   |
| To Show                | Call Agent                                 |

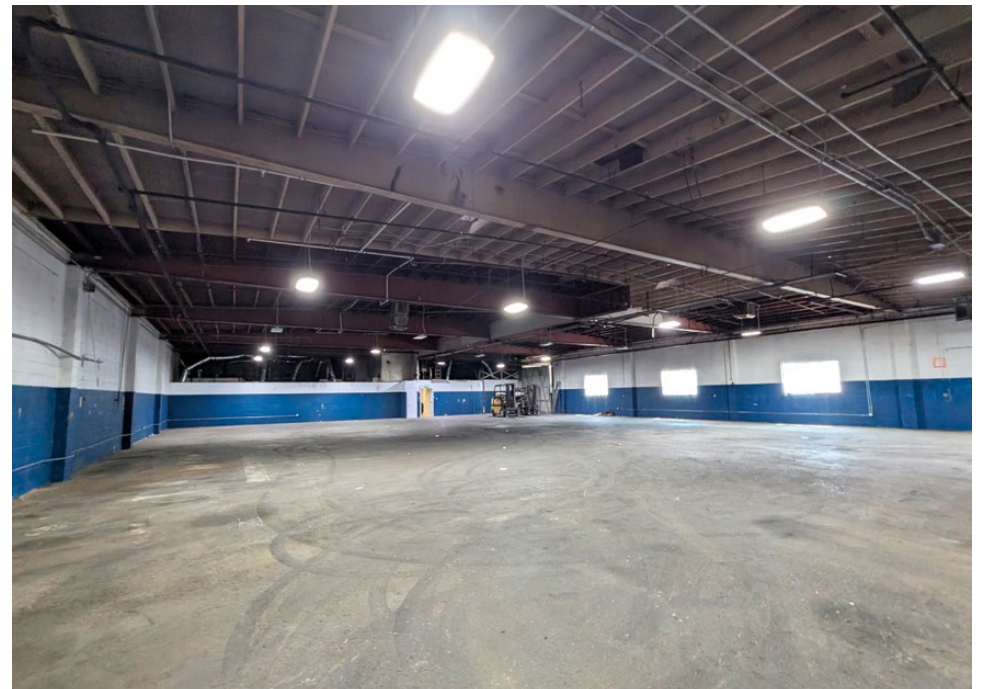


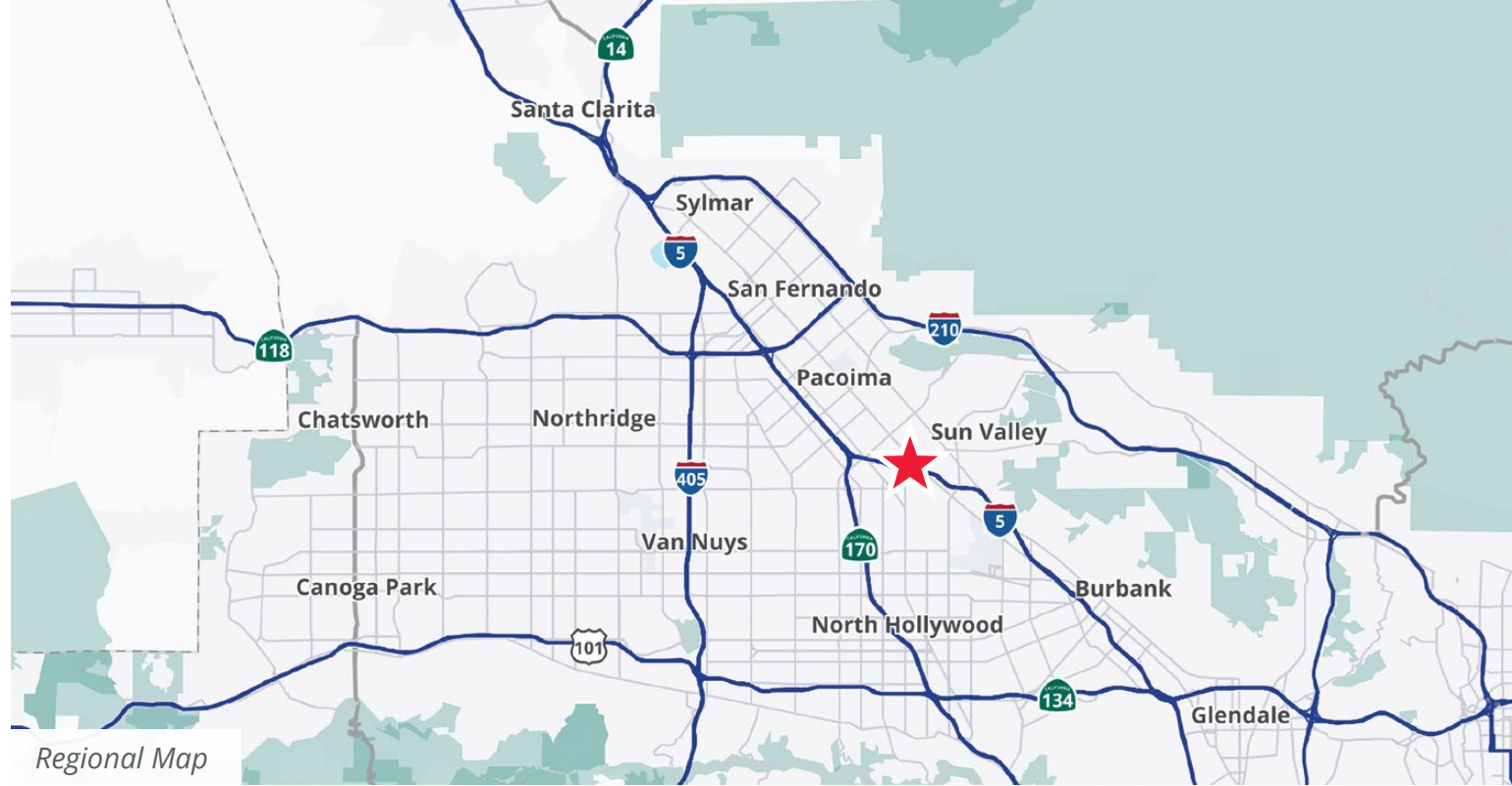
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

# Layout

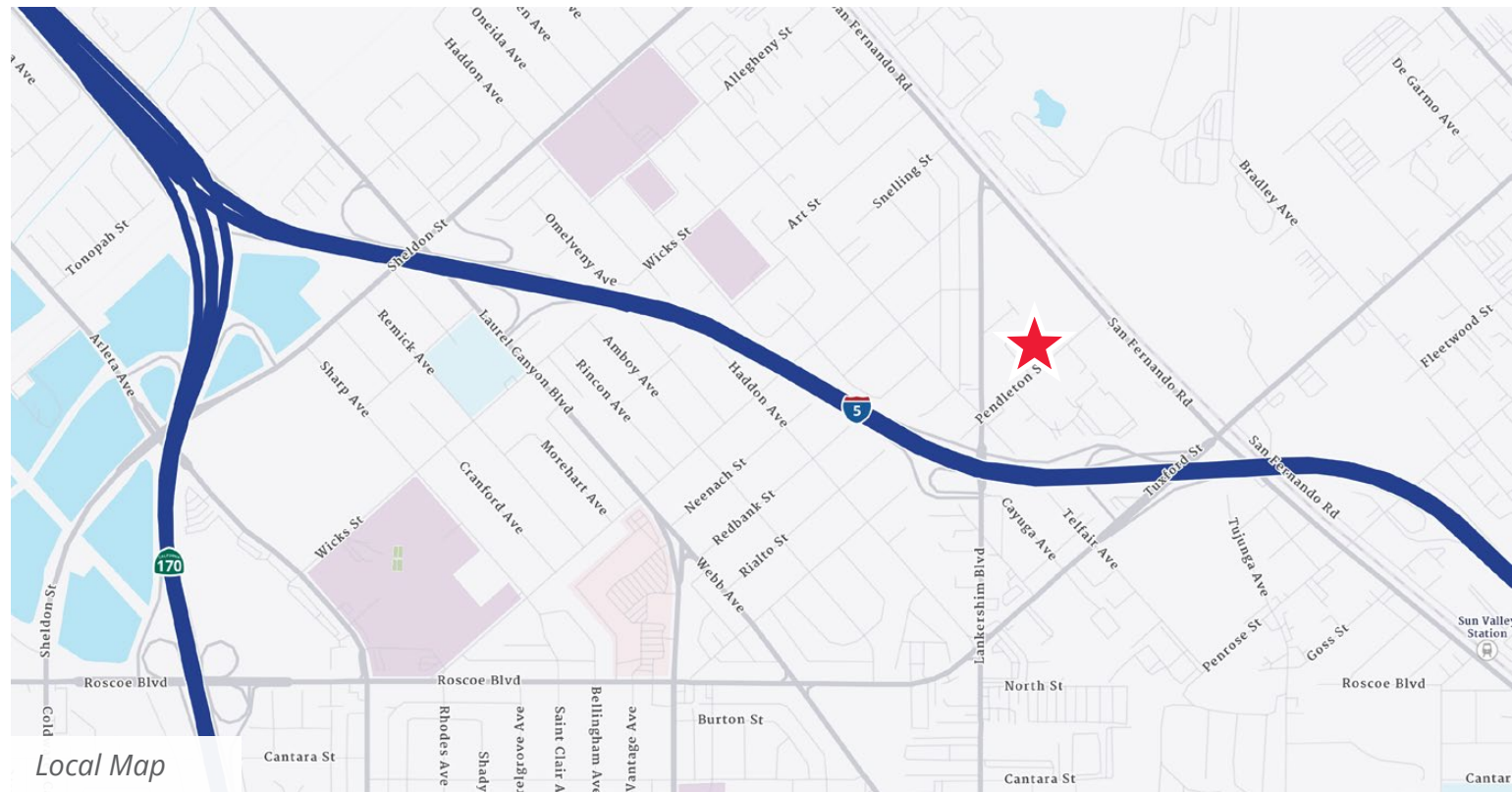


# Photos





Regional Map



Local Map

# Location Maps



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### Contact Info

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