

SUN VALLEY INDUSTRIAL FACILITY FOR LEASE

Close to Golden State (I-5) Freeway



±14,580 SF Building on ±43,399 SF of Land
11614 Pendleton St, Sun Valley, CA 91352

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

**11614 PENDLETON STREET
SUN VALLEY, CA 91352**

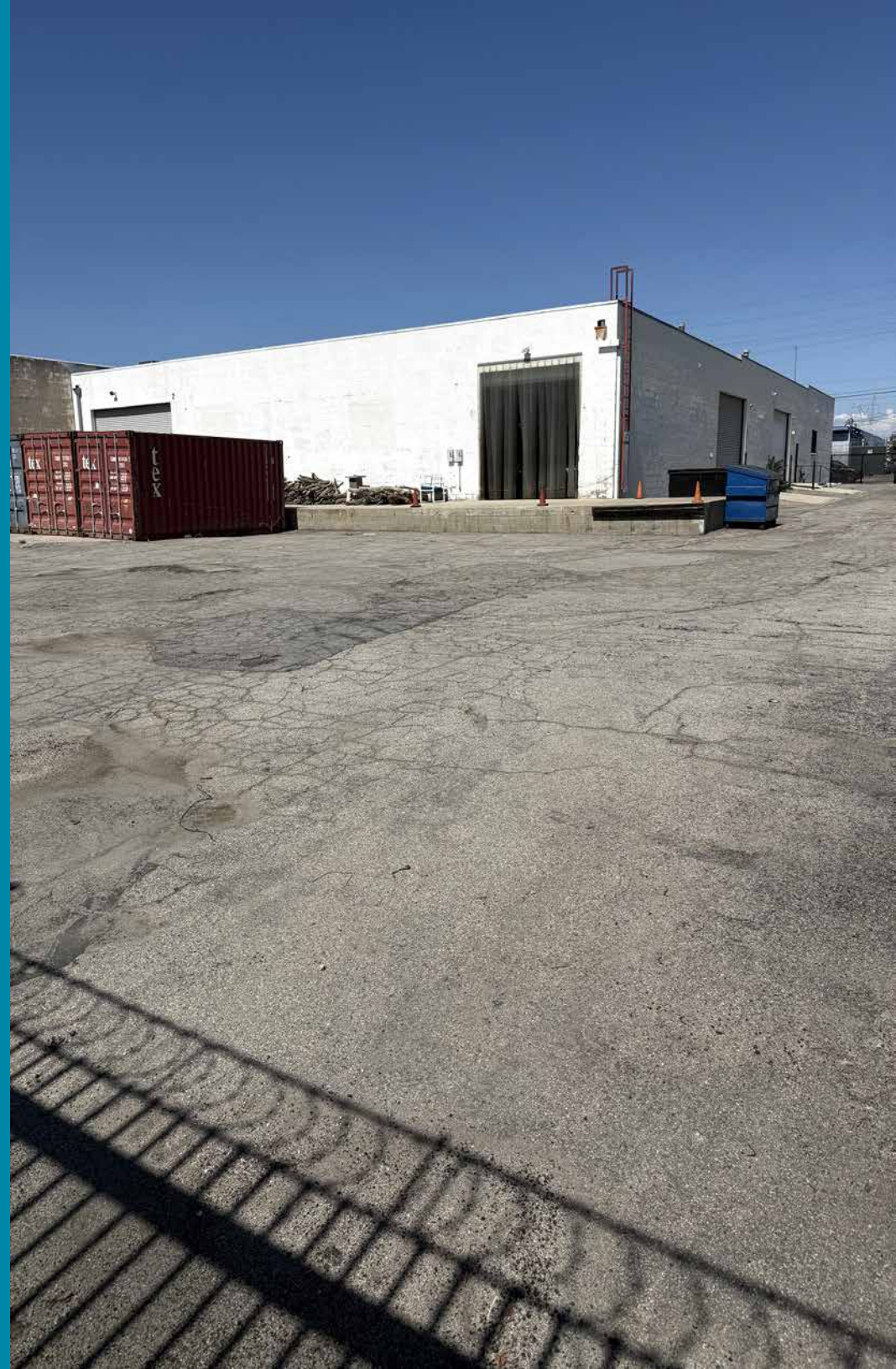
Property Highlights

- Freestanding warehouse facility
- Large gated yard with parking for ±28 vehicles
- Air conditioned offices with a break room
- Dock high and ground level loading — 400 amps power
- Foil ceiling — Evaporative coolers — Space heaters
- Great Sun Valley location with easy I-5 Freeway access

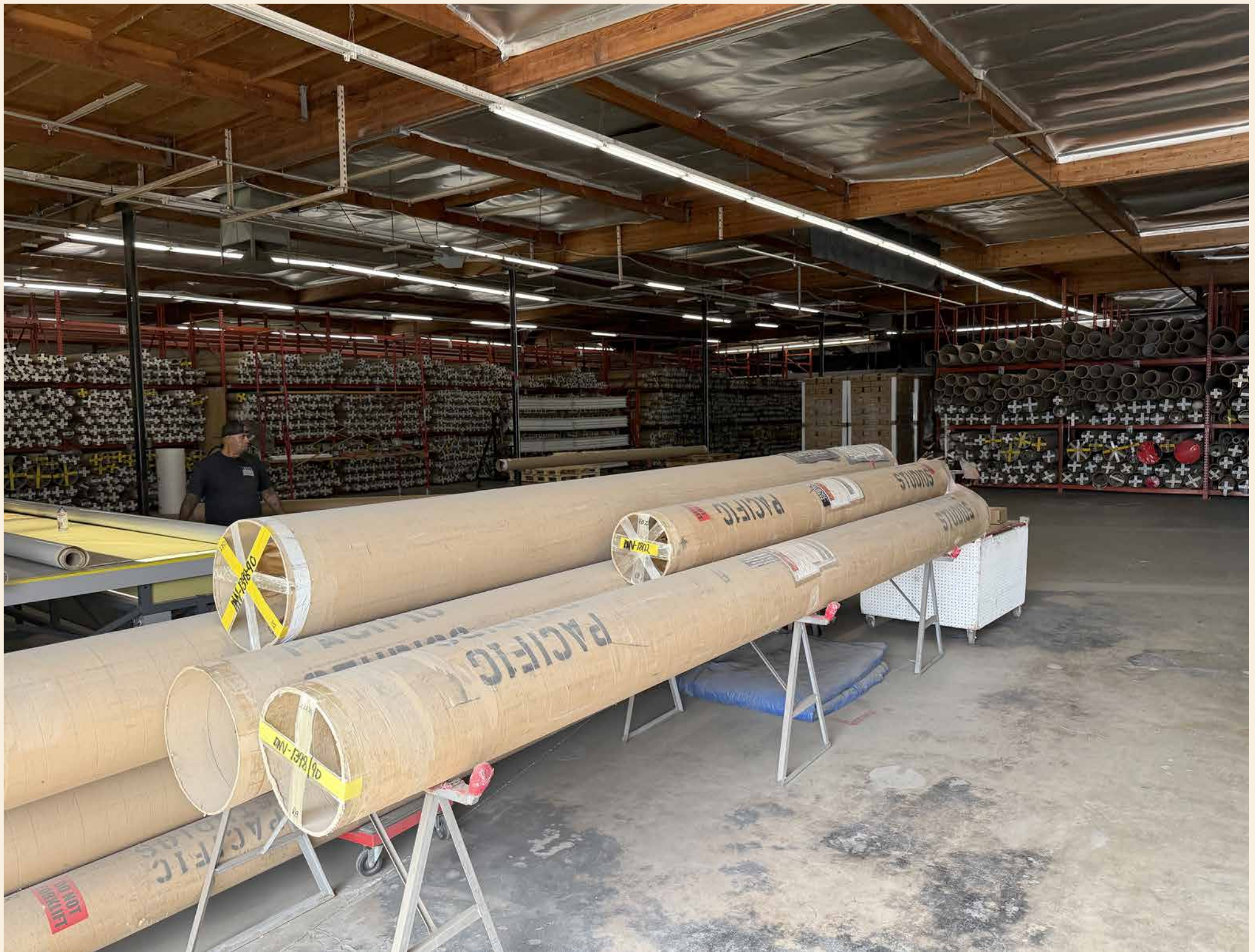
Property Details

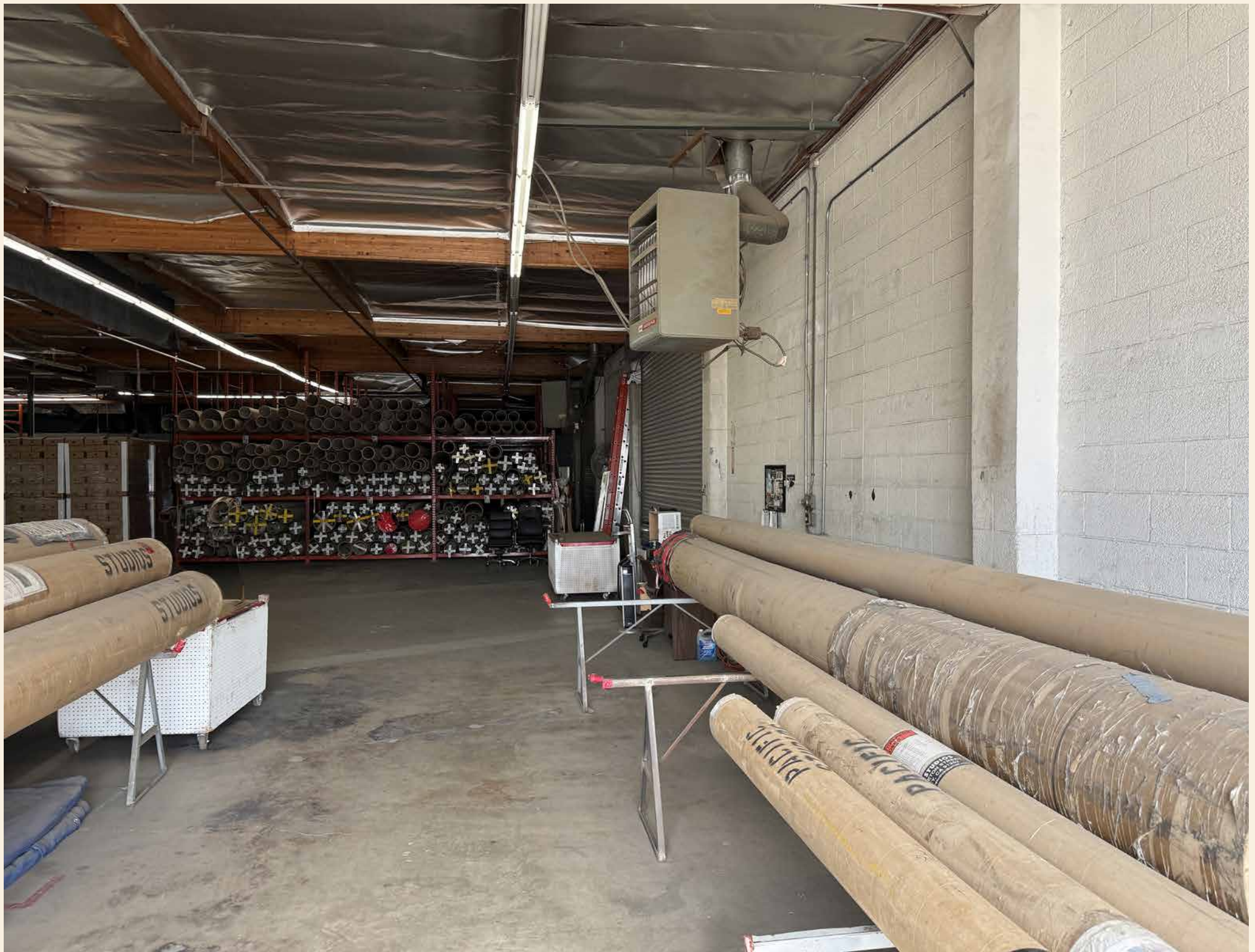
Building Area	±14,580 SF
Office Area	±1,920 SF
Land Area	±43,399 SF
Construction	Block
Year Built	1971
Ceiling Height	16'
Dock High Loading Door	1: 12' x 12'
Ground Level Loading Door	1: 8' x 12'
Power	400A/240V/3Ph 3W
Parking	±28 Gated Surface Spaces
Zone	LAM2

**Lease Rental: \$17,500 Per Month
(\$1.20 Per SF Gross)
Available For Occupancy Now**

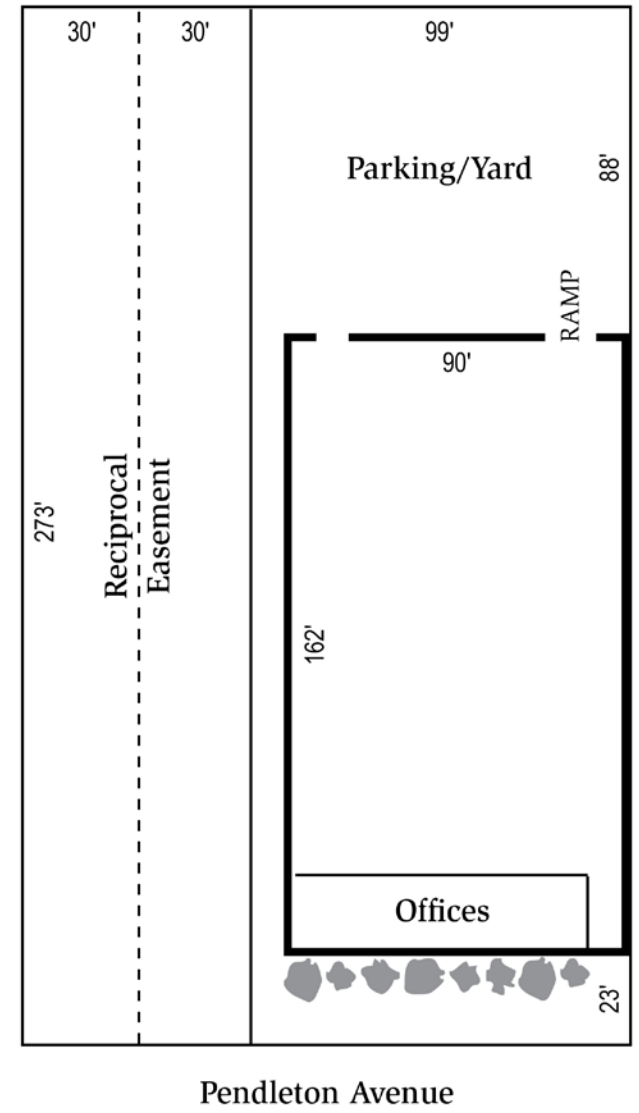
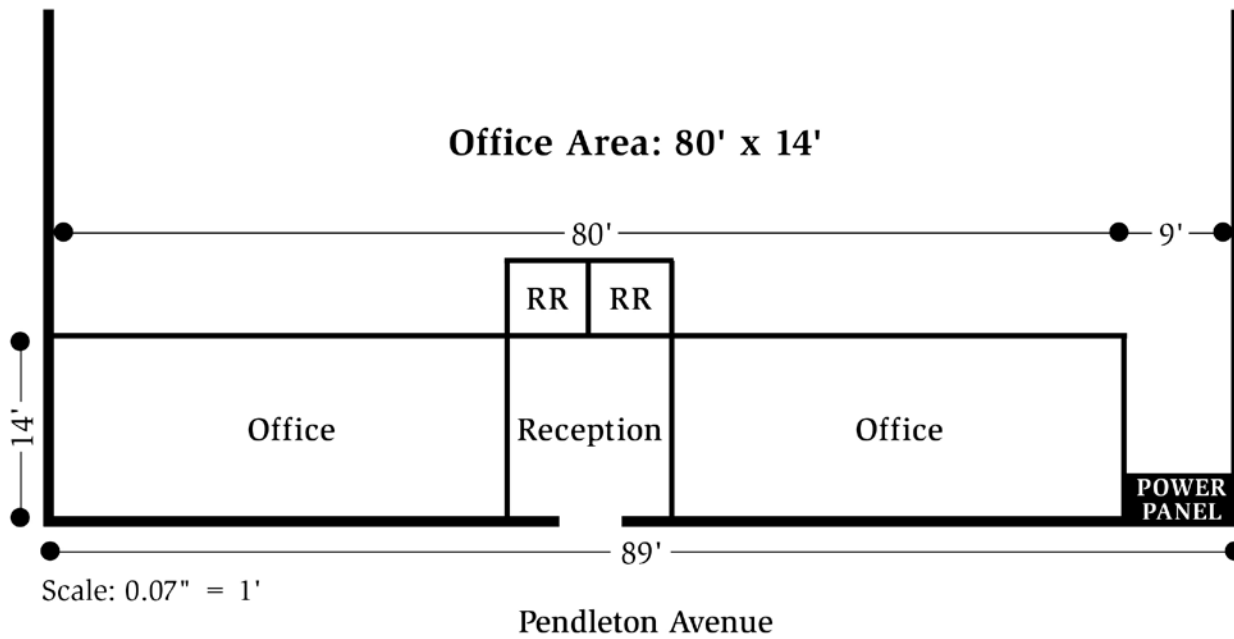








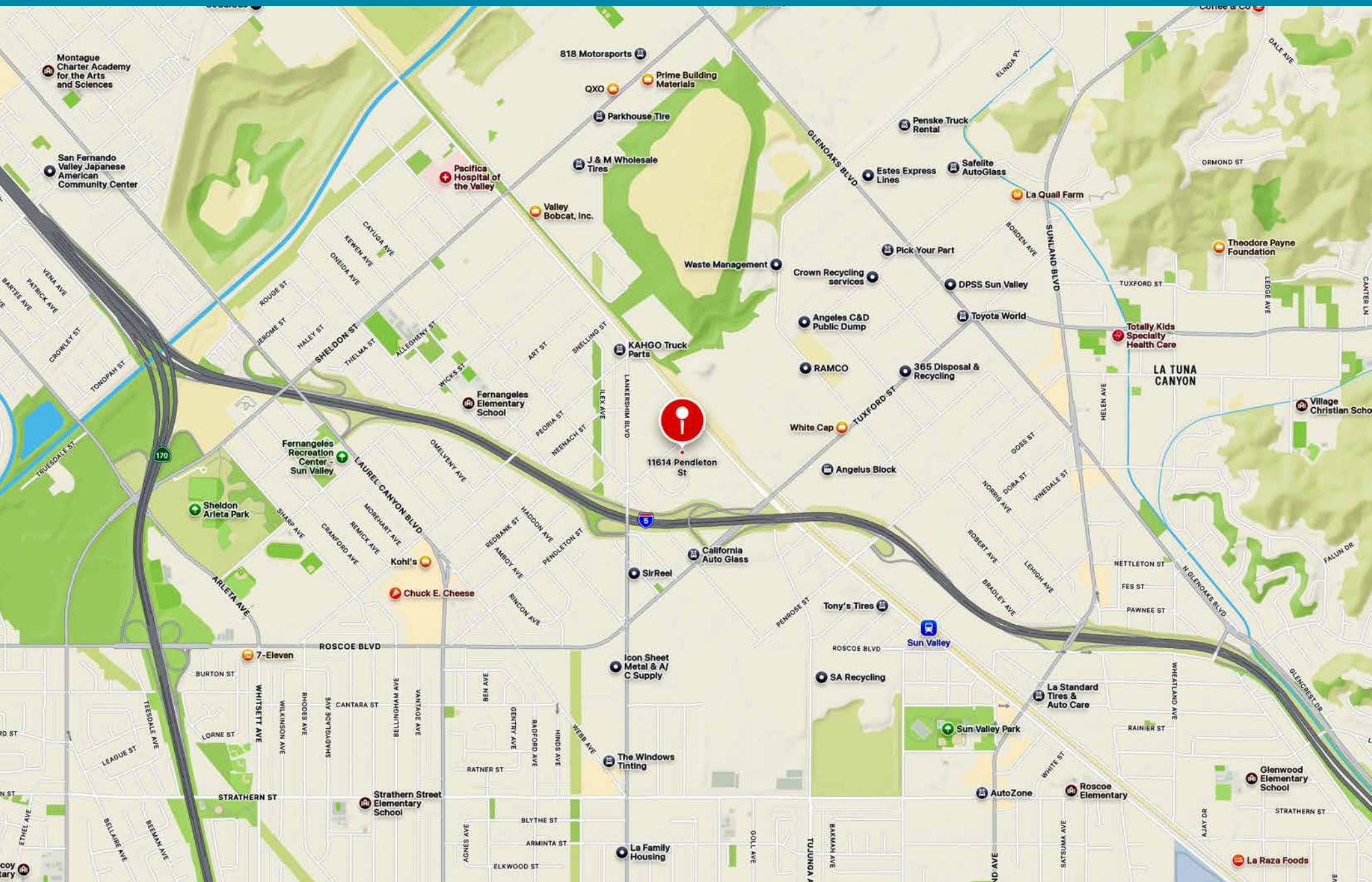
SITE PLAN



AERIAL PHOTO



AREA MAP



FOR LEASE

11614 Pendleton St, Sun Valley, CA 91352

FREESTANDING WAREHOUSE FACILITY

±14,580 SF Building on ±43,399 SF of Land

Available Now!

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by



Jeff Luster

CEO

213.747.4152 office

213.804.3013 mobile

jeff@majorproperties.com

DRE LIC. 00636424