

1,363 SF FOR LEASE

7842 CLYBOURN AVENUE

SUN VALLEY, CA 91352



- + 100 % Air Conditioned Shop / Office
- + Oversized Private Fenced Yard
- + Adjacent to Burbank Airport
- + Additional 1,300 SF of Bonus Land Possible for a Total of 6,917 SF



PROPERTY INFO

Rate/SF: \$2.42
Monthly Rate: \$3,300
Taxes: 2,715.71 / Yr: 2016
Possession: Now
Available SF: 1,363
Prop Lot Size: 5,663 SF/0.13 AC
Yard: Fenced/Paved
Zoning: LAM1
Rail Service: No
Specific Use: Other

Construction Type: Wood Frame
Const. Status/Year Built: Existing/1930
Sprinklered: No
GL Doors/Dim: 1/ --
DH Doors/Dim: -- / --
Clear Height: 11'
Heat/Cool: HVAC
Roof Type: Steel Beam, Flat, Solid Truss
A: 100 **V:** 240 **Ø:** -- **W:** --
Parking Spaces: 12 / **Bldg Ratio:** 8.8:1

Office SF / #: 120 / 1
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Office Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
To Show: Call Agent
Region: LA Central/Northwest
Thomas Guide: 533-A3
APN#: 2466031017



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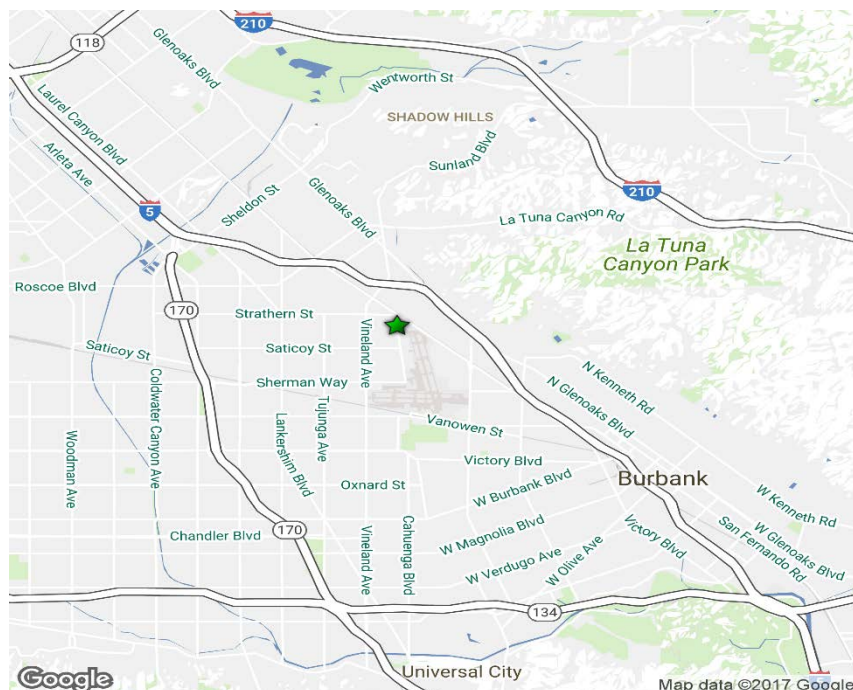
INDUSTRIAL FOR LEASE

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LOCATION



AERIAL VIEW



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