

# FOR SALE & FOR LEASE

±23,244 SF Building on ±71,741 SF Land

Flex Industrial Campus  
Owner-User / Investment Opportunity  
**\$9,500,000**



**2316**  
**N. San Fernando Rd.**

Los Angeles | CA (Glassell Park)

*Located in Gated Business Park with Main Street Exposure*



# Property Highlights

- + Ideal owner-user or investment opportunity
- + 7-buildings in gated campus-like setting
- + Potential for footprint expansion
- + Approximately 400 ft facing N San Fernando Rd
- + Exterior paint and landscaping completed in 2022
- + Opportunity Zone



BUILDING 1

## Property Information



Building SF:  
±23,244 SF



Land SF:  
±71,741 SF



Sale Price:  
\$8,500,000  
(\$366/SF)



Lease Rate:  
\$2.00 MG +  
CAM



Year Built:  
2021  
Rebuilt



Clear Span  
Warehouse



Office Area:  
10%



Exterior  
Dock Doors:  
1



Zoning:  
M1 (Light  
Manufacturing)



Ceiling  
Height:  
10'-16'



APN:  
5457-001-028



Power:  
400 Amps  
240V,  
1Phase



# Availabilities



# Site Plan

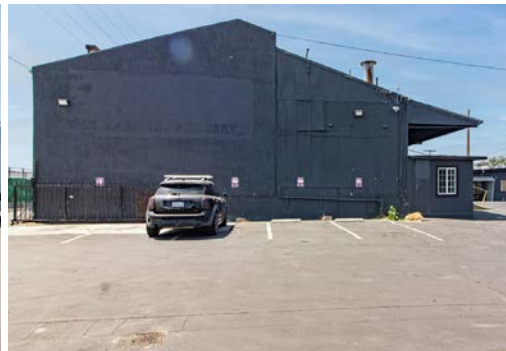
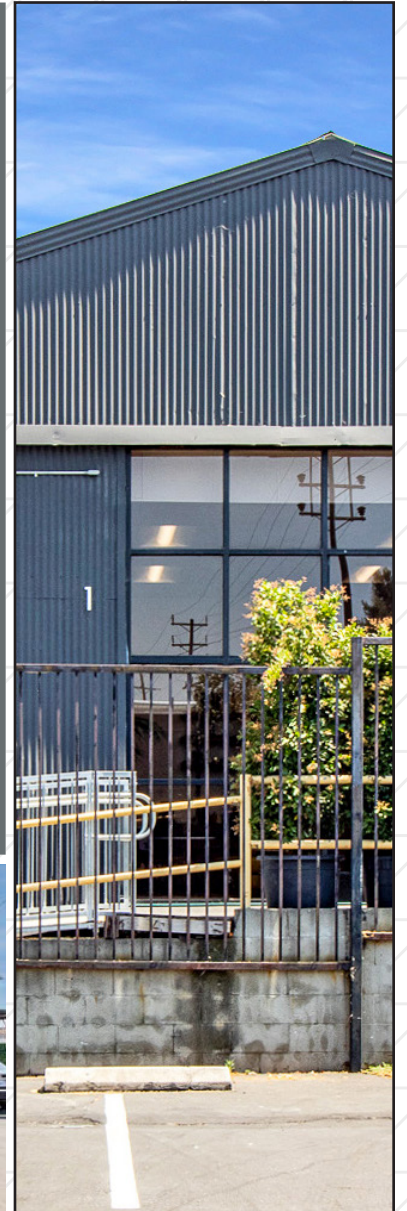
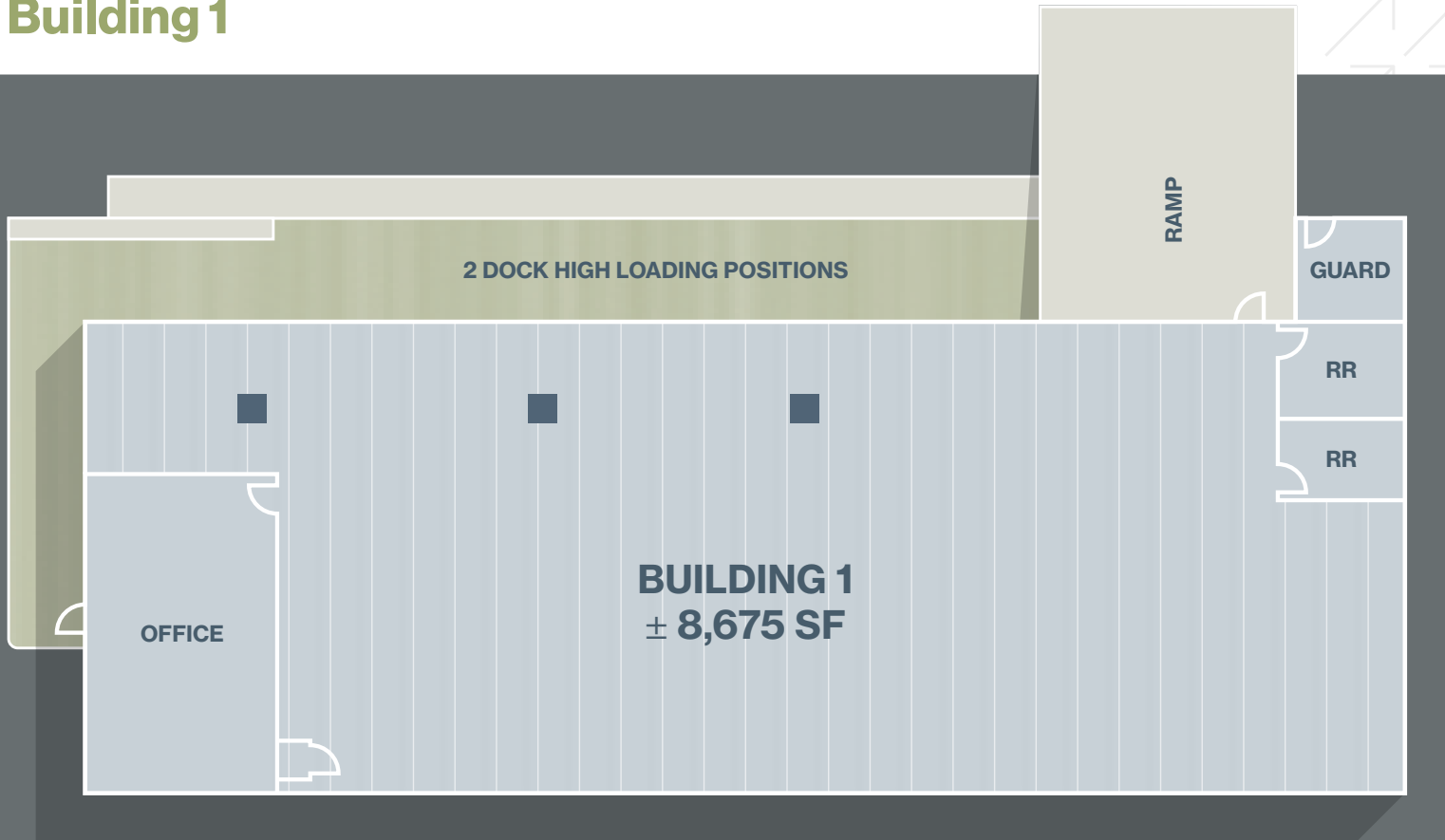
Available for Occupancy



\*FLOOR PLANS NOT DRAWN TO SCALE

# Floor Plan

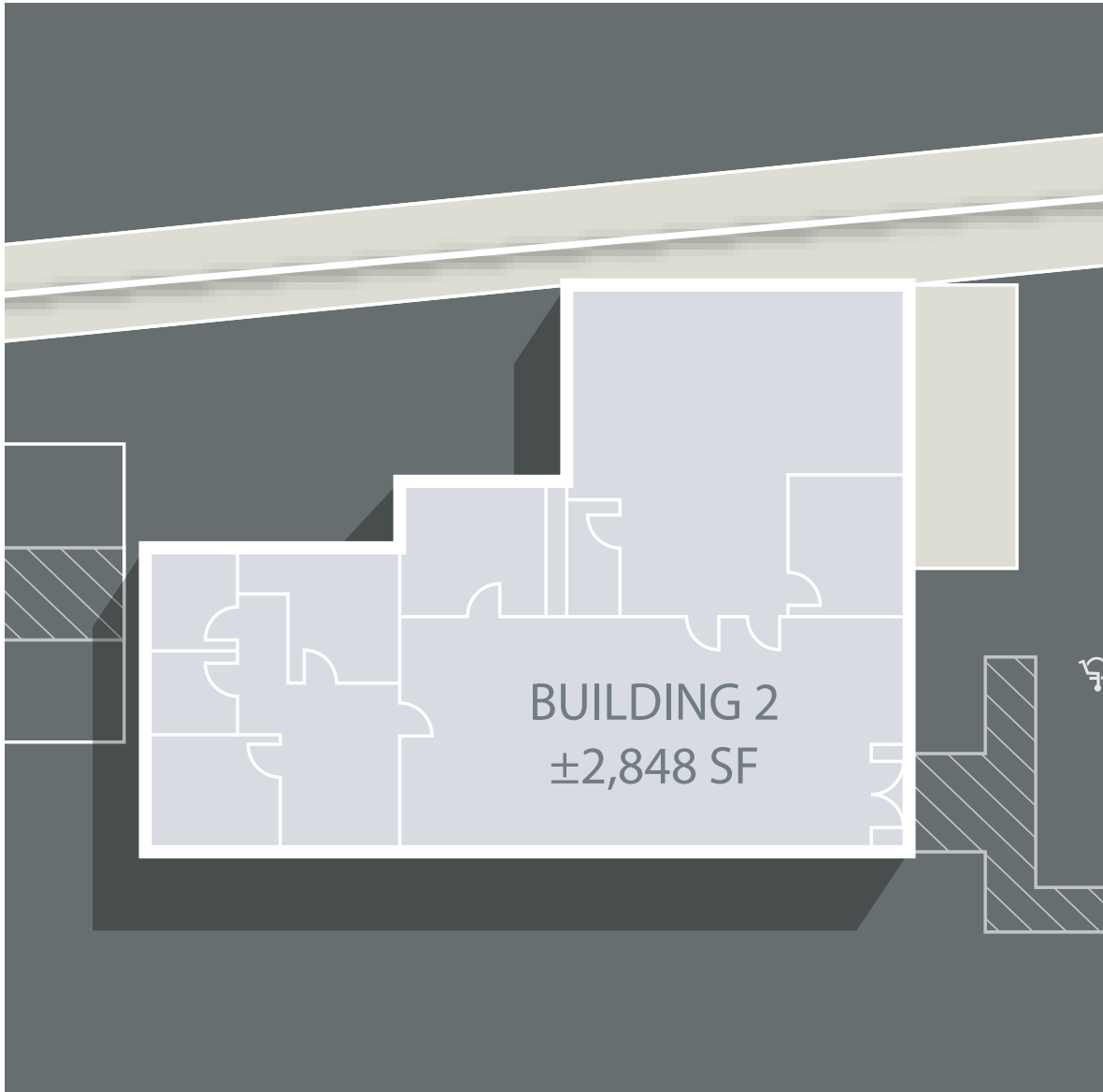
## Building 1



\*FLOOR PLANS NOT DRAWN TO SCALE

# Floor Plan

## Building 2



\*FLOOR PLANS NOT DRAWN TO SCALE

# Floor Plan

## Buildings 3 & 4



### BUILDING 3

3A	±4,165 RSF
3B	±4,196 RSF
3C	±792 RSF

### BUILDING 4

401	±1,419 RSF
402	±1,149 RSF

\*FLOOR PLANS NOT DRAWN TO SCALE

# Aerial Map



**Trendy neighborhood near Silver Lake, Echo Park, Frogtown, Atwater Village, Highland Park, and Downtown LA**



LOS ANGELES | CA (GLASSELL PARK)



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**CBRE**

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