



8484 SAN FERNANDO RD, SUN VALLEY, CA 91352

INDUSTRIAL



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is proud to present 8484 San Fernando Road, Sun Valley, CA 91352, a well-positioned commercial/industrial property located along one of the San Fernando Valley's established business corridors. The property offers excellent access and visibility along San Fernando Road, providing an attractive opportunity for a variety of industrial, commercial, showroom, or service-oriented uses, subject to applicable zoning and approvals.

Located in the heart of Sun Valley's established industrial market, the property is surrounded by a diverse mix of warehouses, manufacturing facilities, automotive businesses, retailers, and service-oriented companies. Its location provides convenient access for customers, employees, and business operations while benefiting from the area's strong concentration of commercial activity.

The property is strategically located near Interstate 5, State Route 170, State Route 118, and Interstate 210, providing efficient connectivity throughout the San Fernando Valley, Burbank, Glendale, and greater Los Angeles. Its position along San Fernando Road also provides convenient access to major regional business and distribution corridors.

With its strategic location, excellent transportation access, and established commercial surroundings, 8484 San Fernando Road presents an excellent leasing opportunity for businesses seeking a well-connected location in the Sun Valley market.

The tenant is responsible for verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

SUN VALLEY MANUFACTURING DISTRICT

8484 San Fernando Rd sits at the center of Sun Valley's manufacturing district

One of the San Fernando Valley's largest and most established industrial corridors. Rooted in a manufacturing base that dates back to the aerospace and defense production of the 1940s, Sun Valley has grown into a dense, diversified concentration of manufacturing, distribution, logistics, and heavy industrial operators anchored along San Fernando Road, Tuxford Street, Bradley Avenue, Pendleton Street, and De Garmo Avenue.

The district remains tightly held, with industrial vacancy consistently among the lowest of any San Fernando Valley submarket. Positioned directly on San Fernando Road, the property places tenants minutes from four freeways and the Sun Valley Metrolink Station, with direct connectivity to Burbank, Glendale, North Hollywood, Pacoima, and greater Los Angeles.



HEAVY INDUSTRIAL ZONING

M2 / M3 corridors throughout the district



TIGHT INDUSTRIAL VACANCY

Consistently among the lowest in the SFV



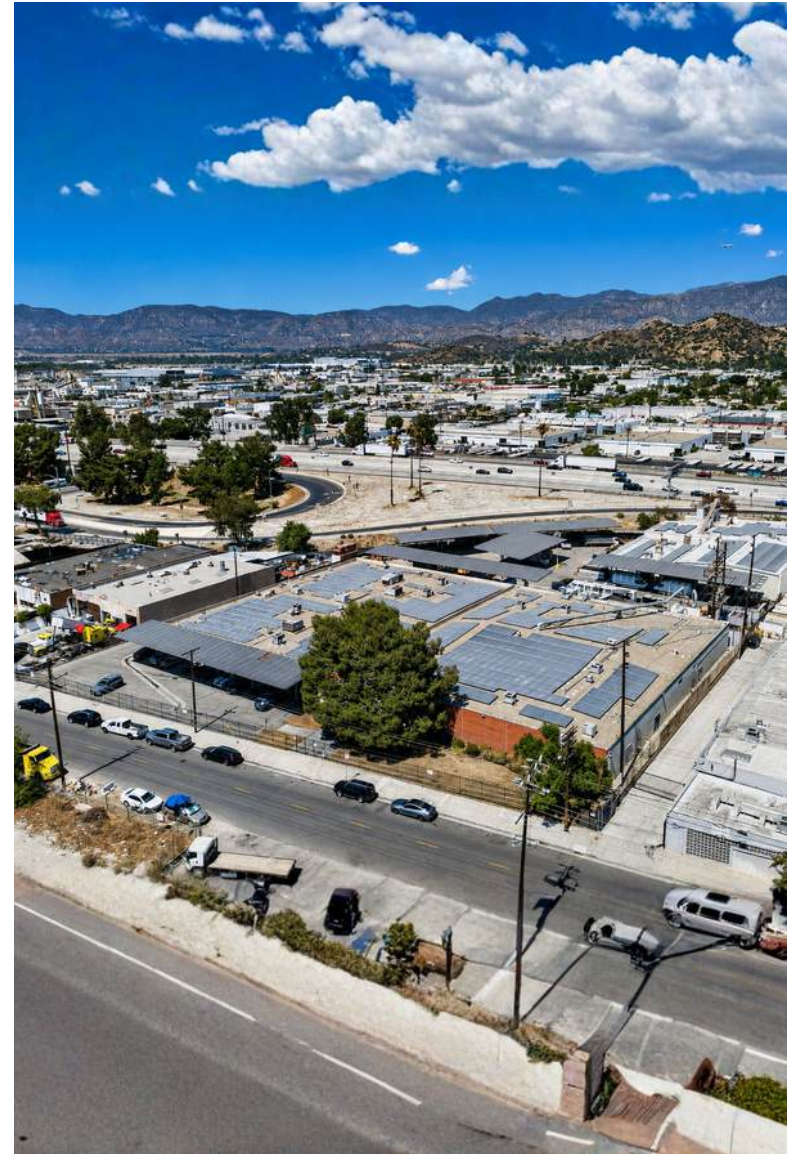
4-FREEWAY ACCESS

I-5 · SR-170 · SR-118 · I-210



RAIL & TRANSIT

Sun Valley Metrolink Station nearby



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PROPERTY SUMMARY



FRONT BUILDING
±33,789 Approx.



REAR BUILDING
±19,500 SF Approx.



LOT SIZE
±103,455 SF



POWER
1,600 Amps
277/480 Volt
(Tenant to Verify)



CLEARANCE
12'-16'



ROLL UP DOORS
5



YEAR BUILT
1966



AIR CONDITIONING
AC/Dust Collection
System



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IKON PROPERTIES

● FLEXIBLE OCCUPANCY OPTIONS

Two self-contained buildings on a single parcel —configure as one consolidated operation or divide between multiple users, with independent access points supporting either scenario.



Front Building - 33,789 SF Approx.

- Direct street frontage with its own entrance
- Flexible warehouse, showroom, or hybrid use
- Can be occupied independently of the rear building

Rear Building - 19,500 SF Approx.

- Separate, private access from the front parcel
- Well suited to storage, distribution, or expansion space
- Available together with or apart from the front building

Single-user or multi-tenant. The site's dual-building layout allows occupancy to be scaled to a single user's needs or split to serve more than one tenant — ask us to walk through configuration options.

PROPERTY HIGHLIGHTS

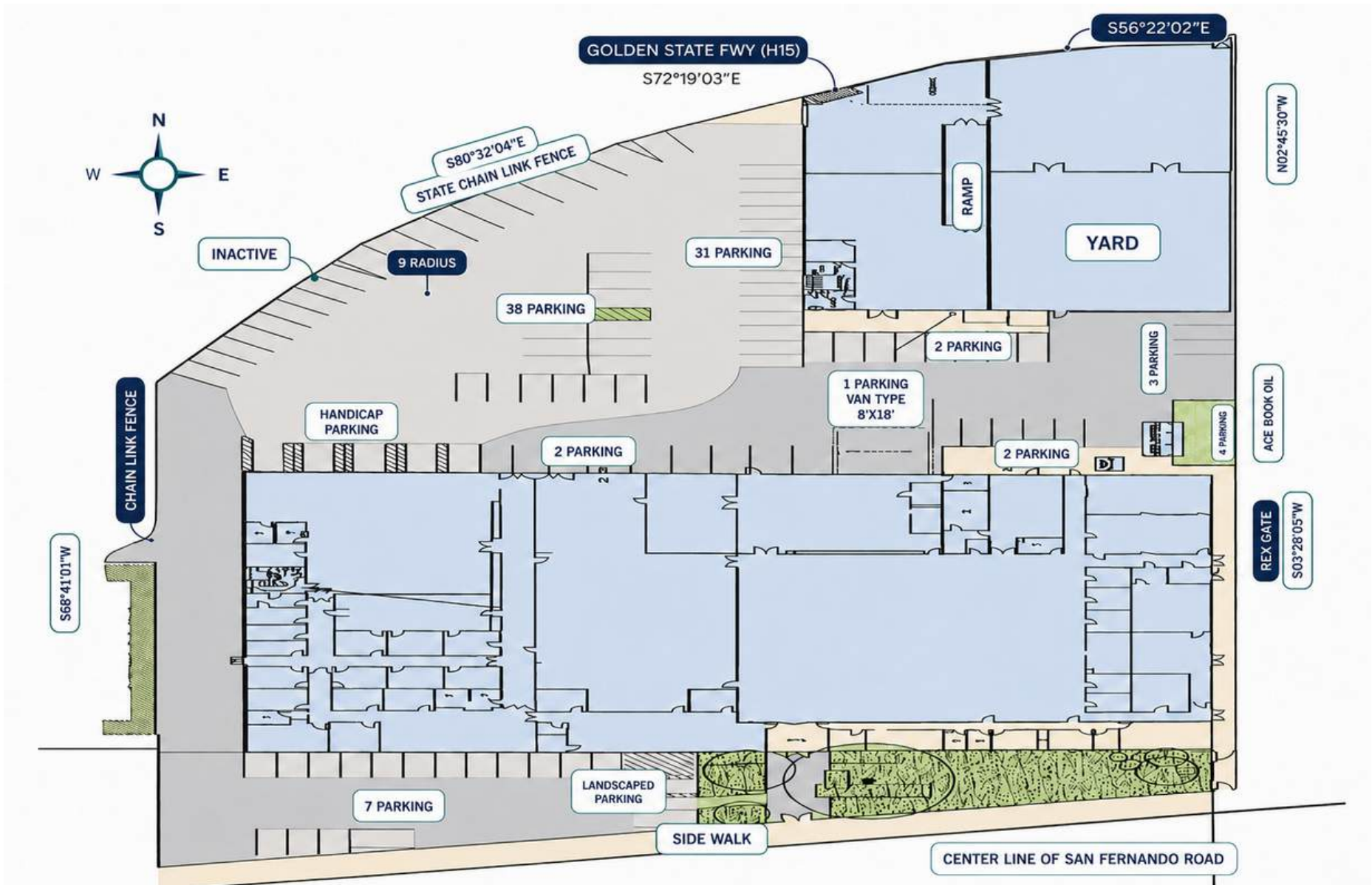
- **Expansive gated parking lot** with 50+ on-site spaces, providing ample parking for employees, customers, and daily business operations
- **Divisible layout** with the ability to accommodate multiple tenants or separate business operations
- **Excellent freeway connectivity** with convenient access to I-5, SR-170, SR-118, and I-210
- **Flexible space for a variety of uses** including warehouse, showroom, automotive, service, and other commercial operations, subject to zoning
- **Solar power installation in place**, helping reduce utility costs and ongoing operating expenses for tenants
- **Ideal for businesses** seeking convenient distribution and easy employee access.



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FLOOR PLAN

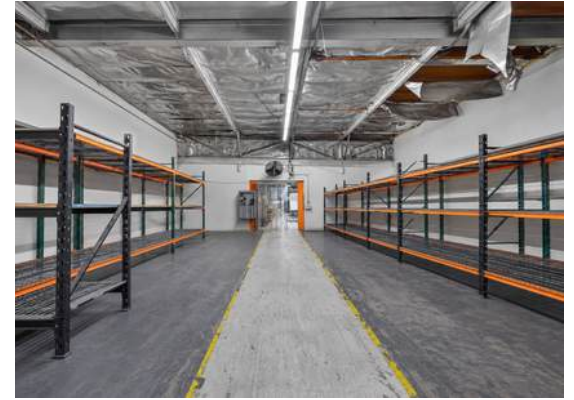
Measurements are deemed highly reliable but not guaranteed.



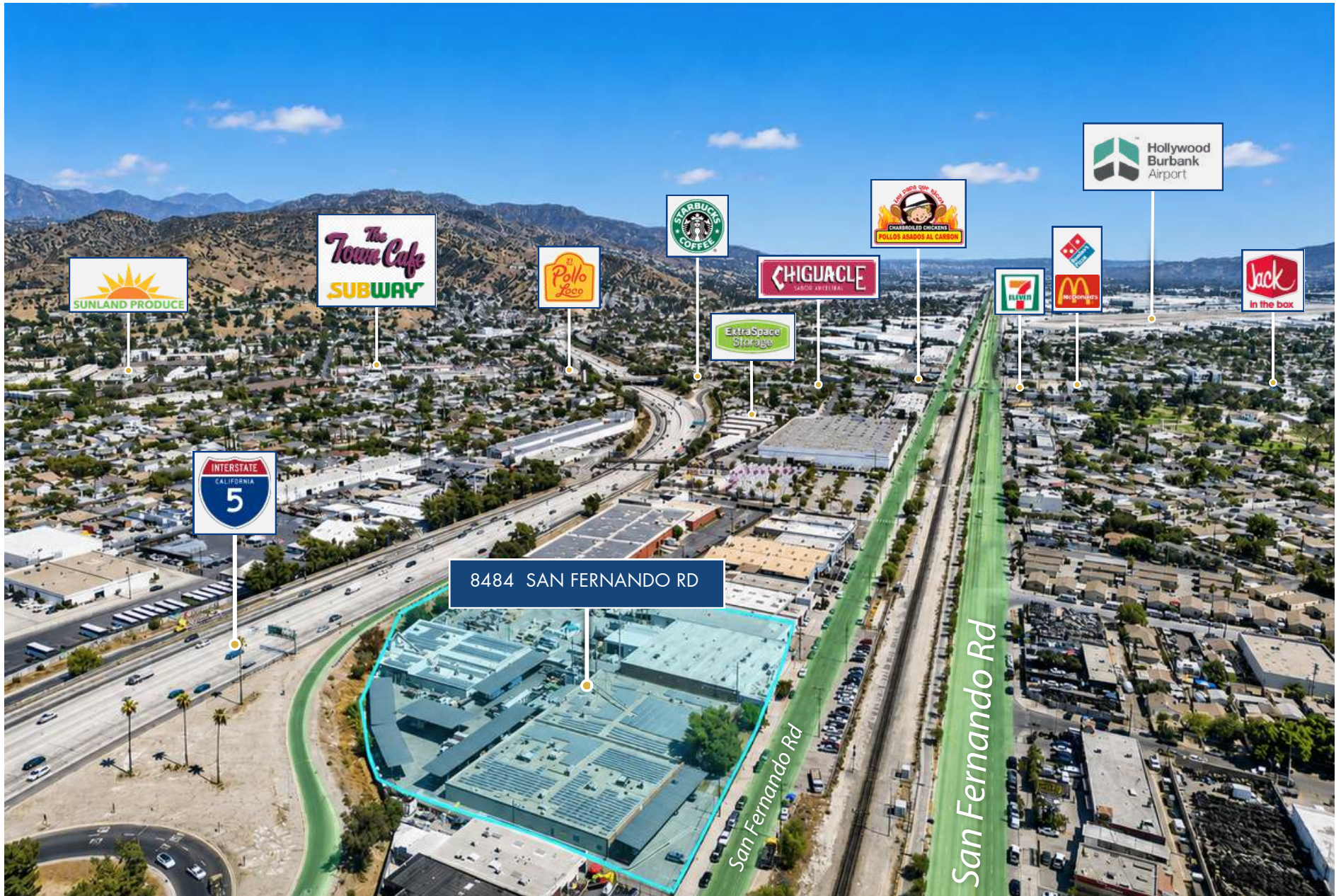








NEARBY RETAILERS

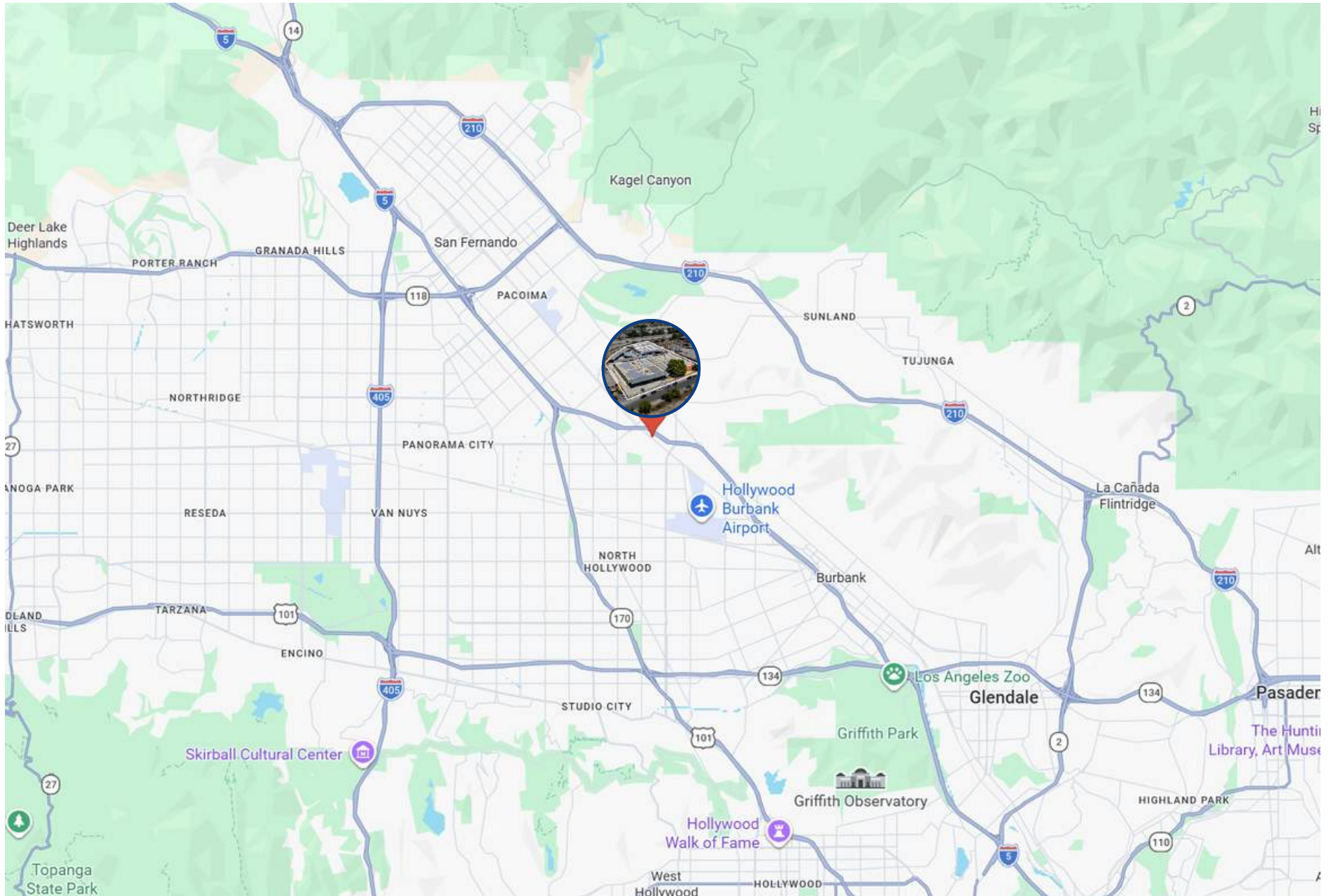


AERIAL MAP

LOCATED ALONG SAN FERNANDO ROAD IN SUN VALLEY'S ESTABLISHED INDUSTRIAL CORRIDOR, 8484 SAN FERNANDO ROAD OFFERS A STRATEGIC LOCATION WITH CONVENIENT ACCESS TO INTERSTATE 5 AND STATE ROUTE 170, PROVIDING EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY, BURBANK, AND THE GREATER LOS ANGELES AREA. THE PROPERTY IS SITUATED WITHIN A STRONG INDUSTRIAL ENVIRONMENT SURROUNDED BY WAREHOUSES, MANUFACTURING FACILITIES, LOGISTICS OPERATIONS, AND OTHER COMMERCIAL USES. WITH ITS PROXIMITY TO MAJOR TRANSPORTATION ROUTES AND THE SUN VALLEY METROLINK STATION, THE PROPERTY PROVIDES EXCELLENT ACCESSIBILITY FOR BOTH EMPLOYEES AND COMMERCIAL OPERATIONS, MAKING IT WELL-POSITIONED FOR A VARIETY OF INDUSTRIAL, WAREHOUSE, AND DISTRIBUTION USERS.



LOCATION MAP





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