



9767 GLENOAKS BLVD.

SUN VALLEY, CA 91352

UNIT E

INDUSTRIAL UNIT FOR LEASE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALSTATE.COM



9767 GLENOAKS BLVD.

SUN VALLEY, CA 91352



OFFERING SUMMARY

Lease Rate: \$1.85 SF/month (MG)
\$3,635.00/MO+
CAM Estimated at
\$100.00/MO

Building Size: 13,750 SF

Available SF: 1,965 SF

Lot Size: 28,075 SF

Zoned: LAM2

PROPERTY OVERVIEW

Approximately +/- 1,965 square feet of space as part of a larger multi-tenant commercial building. \$3,635.00 per month @ \$1.85 per square foot per month plus applicable monthly common area maintenance (CAM) charges estimated at \$100.00 per month or \$0.05 per square foot per month on a modified gross basis.

NO AUTOMOTIVE | NO CANNABIS | NO MARBLE/STONE/WOOD

PROPERTY HIGHLIGHTS

- Secured Unit
- Multi-Tenant commercial building
- Convenient Location
- Unit is HVAC served
- 4 Parking spaces
- Available June 2026

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

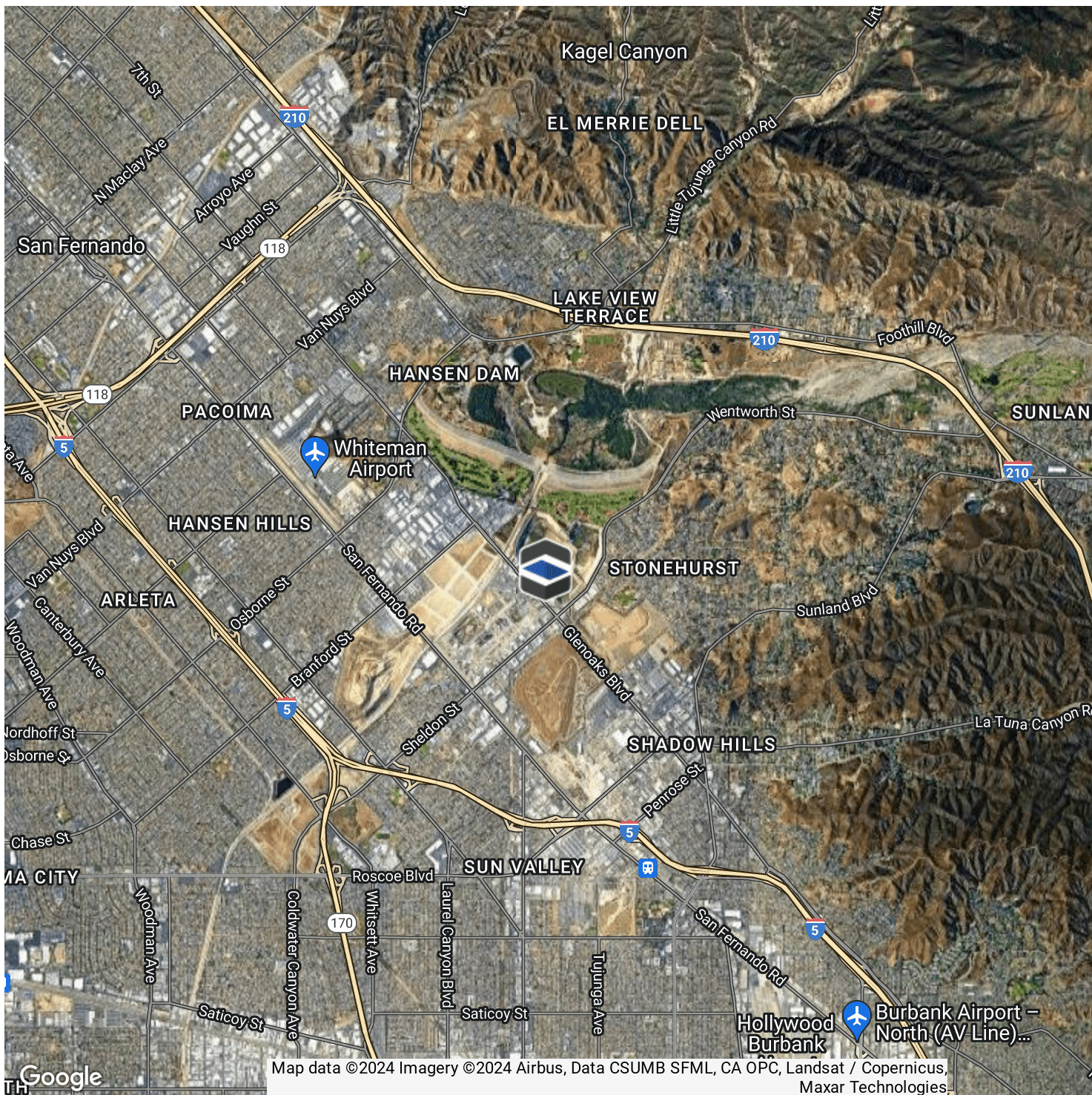


SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT



9767 GLENOAKS BLVD.

SUN VALLEY, CA 91352



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com
MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com
ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT