



For Lease

# 8626 Wilbur Ave Northridge, CA 91324

13,982 SF Industrial Facility

**Kevin Carroll**

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

**David Harding**

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

**Greg Geraci**

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

**Matt Dierckman**

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

**Billy Walk**

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Accelerating success.

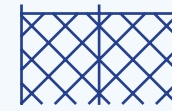
# Building Highlights



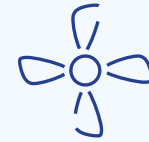
Versatile Warehouse & Manufacturing Facility



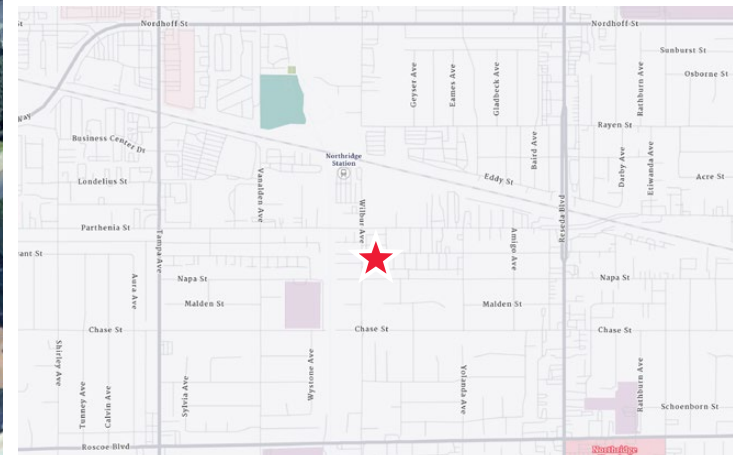
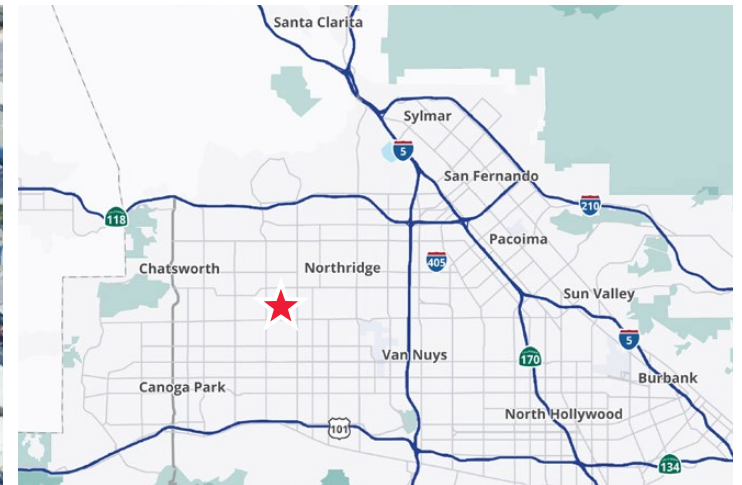
Divided Warehouse Allows For Separate Storage & Production



Fully Fenced Parking Lot with Automatic Electric Gates

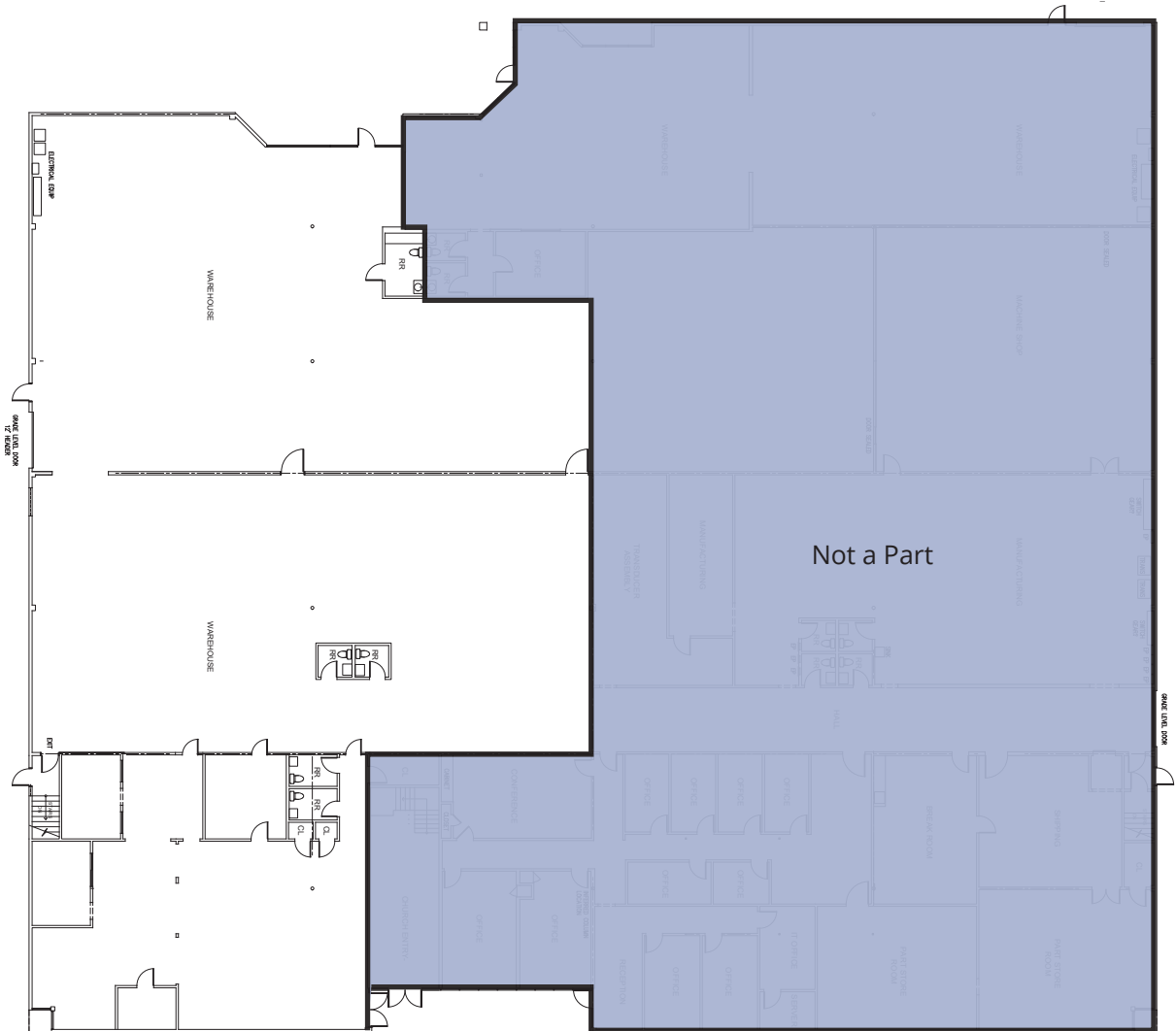


Fully HVAC'd



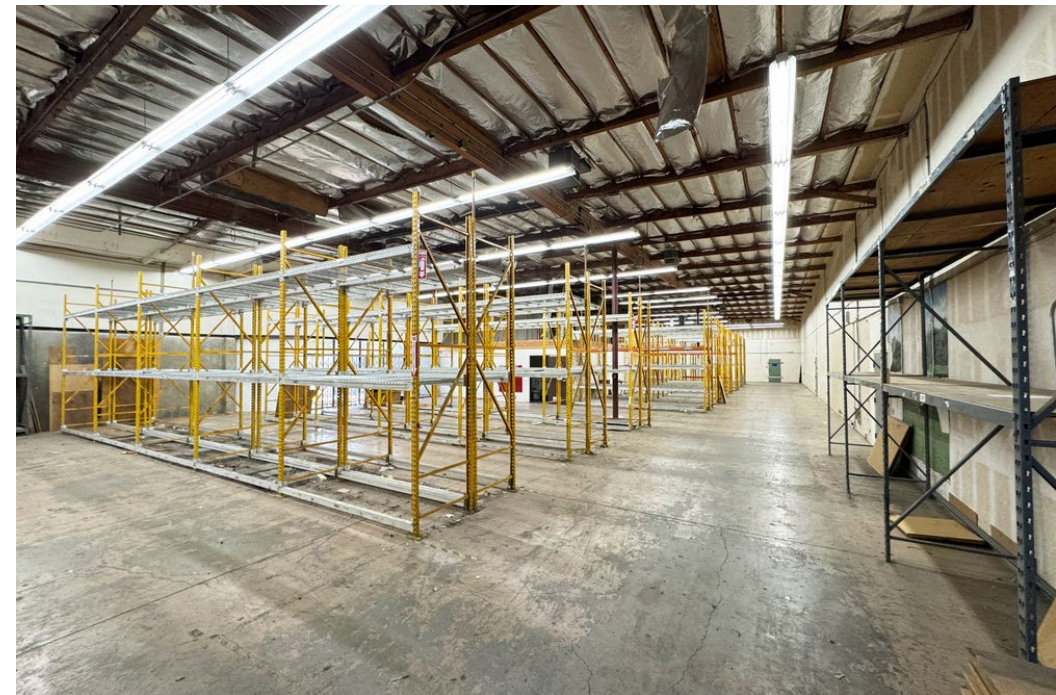
# Specifications

Available SF	13,982
Monthly Rent	\$14,681.10
Lease Rate PSF	\$1.05 NNN / Op.Ex. \$0.25
Clear Height	16'-18'
GL Doors	1
Power	600A, 120/208V, 3Ph, 4W
Parking Spaces	26 / 1.86:1 (Ratio)
Office SF	3,350
Restrooms	5
Yard	Fenced / Paved
Year Built	1979
Zoning	M1



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

# Photos





Accelerating success.

### Contact Info

**Kevin Carroll**

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

**David Harding**

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

**Greg Geraci**

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

**Matt Dierckman**

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

**Billy Walk**

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

**Colliers**

505 N Brand Blvd  
Suite 1120  
Glendale, CA 91203  
[www.colliers.com](http://www.colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

