

Available SF 2,250 SF

Industrial For Lease

Building Size

13,750 SF



Address: 11800 Sheldon St., Unit C1, Sun Valley, CA 91352

Cross Streets: San Fernando Rd/Sheldon St

Newly Renovated Warehouse Space
 Pride of Ownership Business Complex
 Single Phase Power / 3 Phase Possible
 Additional Adjacent 780± SF Possible
 No CAM Fee

Lease Rate/Mo:	\$3,999	Sprinklered:	No	Office SF / #:	150	SF / 1
Lease Rate/SF:	\$1.78	Clear Height:	15'	Restrooms:	1	
Lease Type:	Gross / Op. Ex:	GL Doors/Dim:	1 / 12x12	Office HVAC:	None	
Available SF:	2,250 SF	DH Doors/Dim:	0	Finished Ofc Mezz:		
Minimum SF:	2,250 SF	A: V: O: 1 W:		Include In Available:		
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:		
Term:	3 years	Const Status/Year Blt:	Existing / 1981	Include In Available:	No	
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now	
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio:	2.22:1,000	Vacant:	Yes	
Taxes:		Rail Service:	No	To Show:	Call Broker	
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	East SFV	
Zoning:	M2			APN#:	2538-003-034	

Listing Company: Delphi Business Properties, Inc.

Agents: David Hoffberg (818) 933-7117

Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB250N000S000

Notes: Lease Rate includes \$250.00 water usage charge. Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.