



8783 SAN FERNANDO RD, SUN VALLEY, CA 91352

Industrial Space

FOR LEASE

OFFERING MEMORANDUM





● SITE DESCRIPTION

Positioned at 8783 San Fernando Rd in Sun Valley, this commercial property is located within one of the San Fernando Valley's established industrial corridors. Situated along San Fernando Road, the property offers excellent visibility and accessibility for a variety of commercial and service-oriented users. The location provides convenient access to major transportation routes including Interstate 5, State Route 170, State Route 118, and Interstate 210, allowing efficient connectivity throughout the San Fernando Valley and greater Los Angeles region. Surrounded by a diverse mix of industrial, automotive, and commercial businesses, this property presents an excellent leasing opportunity in a highly accessible Sun Valley location.

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

PROPERTY TYPE
Industrial

RATE
\$4,200/mo

BUILDING
1,720 SF

GARAGE DOORS
12" x 8"

YEAR BUILT
1945

ZONING
LAM2



PROPERTY HIGHLIGHTS

- **Rare M2** Industrial Opportunity
- **Two Ground-Level** Roll-Up Doors
- **High-Exposure** San Fernando Road Frontage
- **Minutes** from Hollywood Burbank Airport,
- **Excellent** Freeway Connectivity



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 PROPERTY PHOTOS



RETAIL MAP

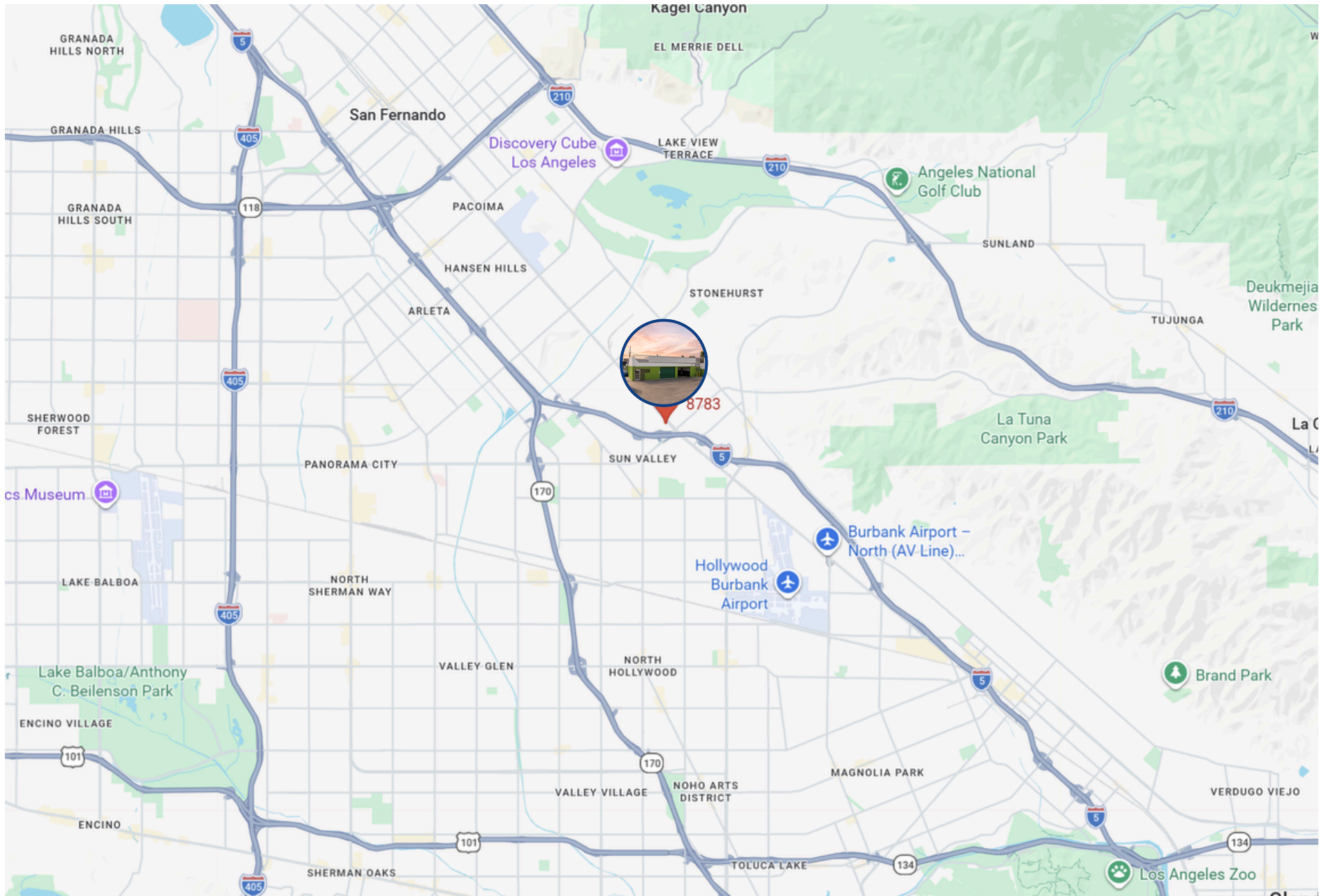


AERIAL MAP

LOCATED ALONG SAN FERNANDO ROAD IN SUN VALLEY, 8783 SAN FERNANDO RD SITS WITHIN ONE OF THE SAN FERNANDO VALLEY'S ESTABLISHED INDUSTRIAL AND COMMERCIAL CORRIDORS, SURROUNDED BY A DIVERSE MIX OF AUTOMOTIVE, MANUFACTURING, WAREHOUSE, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY BENEFITS FROM PROMINENT STREET FRONTAGE ALONG SAN FERNANDO ROAD, PROVIDING STRONG VISIBILITY AND ACCESSIBILITY FOR A VARIETY OF COMMERCIAL OPERATIONS. ITS STRATEGIC LOCATION OFFERS CONVENIENT ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING INTERSTATE 5, STATE ROUTE 170, STATE ROUTE 118, AND INTERSTATE 210, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY, BURBANK, GLENDALE, AND THE GREATER LOS ANGELES REGION.



LOCATION MAP





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