

2316 North San Fernando Rd

±23,244 SF

FOR SALE OR LEASE

 CUSHMAN &
WAKEFIELD
GILL | BURNS | YOO

Highlights

- Rare Infill Los Angeles Industrial Campus
- Gated, Secure Business Park
- ±1.64 Acre M1-Zoned Site
- Opportunity Zone
- ±400' of Prime Street Frontage
- Extensive Renovations & Modern Improvements
- Dock-High & Grade-Level Loading
- Ample On-Site Parking
- Minutes to DTLA & Major Freeways
- Surrounded by High-Growth Creative & Industrial Districts

Specifications



TOTAL BUILDINGS
±23,244 SF



LAND SIZE
±71,741 SF
(1.64 AC)



YEAR BUILT
1949/R2021



CEILING HEIGHT
10'-16'



LOADING
2DH/7GL



POWER
400 AMPS
240V



PARKING
3.05/1,000 SF
70 STRIPED



ZONING
LAM1

BUILDING 1
±8,675 SF

BUILDING 2
±2,848 SF

BUILDING 3
±9,153 SF

BUILDING 4
±2,568 SF

N SAN FERNANDO RD

Site Plan



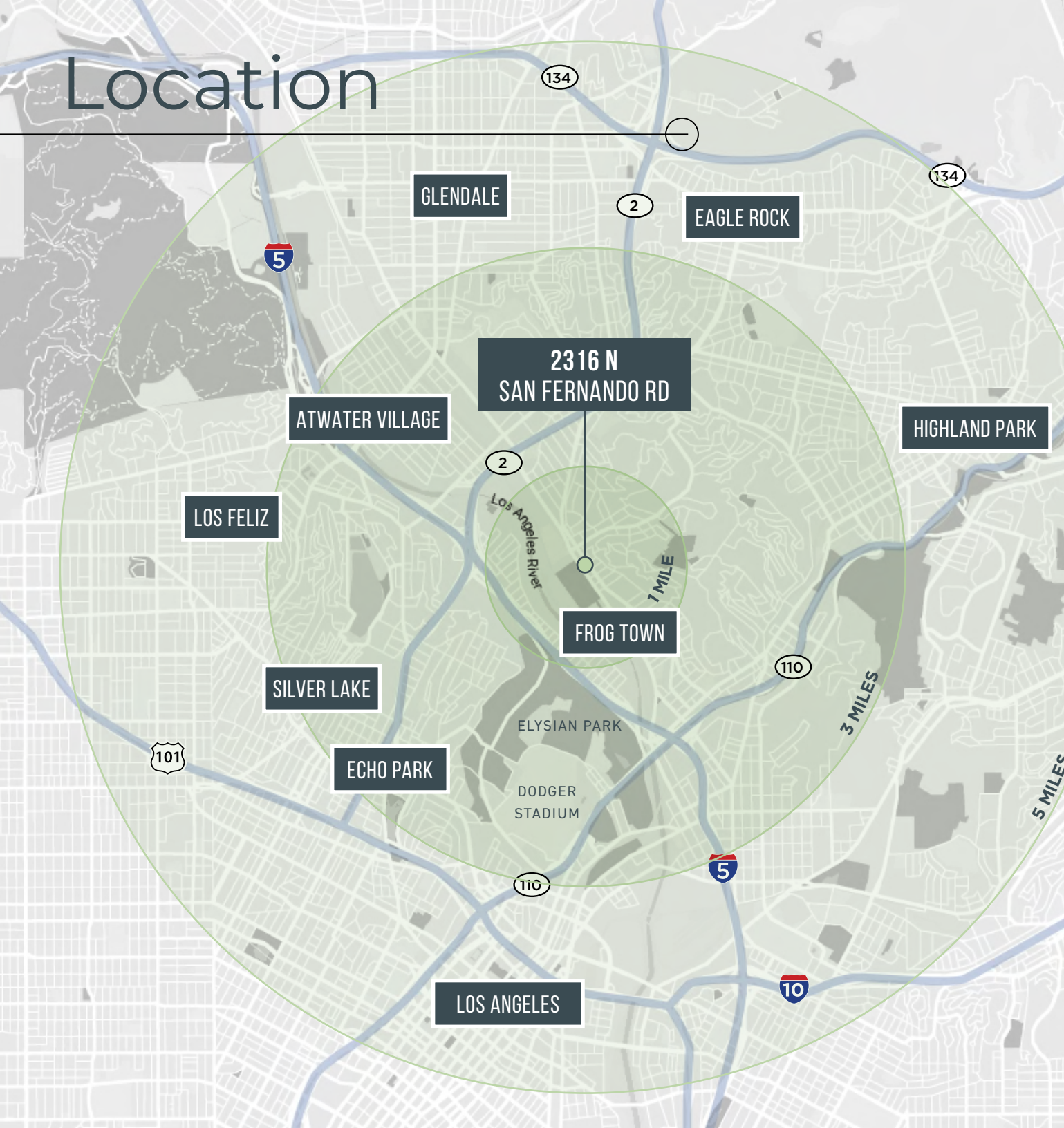
Call Broker for Rent Roll



NOT TO SCALE - FOR DISCUSSION PURPOSE ONLY.



Location



Situated in close proximity to Glendale, Los Feliz, Downtown, Burbank, Echo Park, Silver Lake, Highland Park



Immediate access to the 2, 5, 134, 110 and East LA interchange



Favorable zoning for future development



Located within an Opportunity Zone



Very low coverage

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SAN FERNANDO RD

