

HIGHLY IMPROVED CORPORATE HQ INDUSTRIAL / FLEX FACILITY

AVAILABLE FOR SALE

\$400,000 PRICE REDUCTION

555 First Street

San Fernando, CA 91340



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HIGHLY IMPROVED CORPORATE HQ INDUSTRIAL / FLEX FACILITY - FOR SALE



PROPERTY OVERVIEW

\$400,000 PRICE REDUCTION. In addition to the sale price reduction, Seller shall provide Buyer with \$250,000 allowance toward the cost of the partial demolition of the office improvements. Highly improved corporate headquarter industrial / flex building of approximately 56,162 SF, with ±34,628 SF class A office build-out including ±3,521 SF executive office mezzanine on second floor, and 21,534 SF in high clearance warehouse / manufacturing portion with 1 ground level loading position of 16' wide x 12' height and 1 truck-high loading position of 18' wide x 15' height with motorized metal roll-up doors. Entire building has high clearance of 28 to 30 feet. There are a total of 106 parking space at the property in the secured parking lot. Another positive feature is that the property is located next to the lush San Fernando City Recreation Park.

OFFERING SUMMARY

SALE PRICE:	\$18,250,000	\$17,850,000
PRICE PSF:	\$325	\$318
BUILDING SIZE:	±56,162	
LOT SIZE:	±103,542 SF ± 2.38 Acres	
ZONING:	SF-M1	

PROPERTY HIGHLIGHTS

OFFICE AREA:	±31,107 SF 1st Flr. ±3,521 SF Mezz.
WAREHOUSE:	±21,534 SF
CLEARANCE:	28'-30' clear height throughout
SPRINKLERS:	100% Entire Building (wet standpipe system)
POWER:	800 Amp/277-480V/3 ph/4 wire (with an outside emergency power generator)
LOADING:	1 GL and 1 TH positions
YEAR BUILT:	1983, Complete Renovation 2009
CONSTRUCTION:	Concrete Tilt-Up Exterior

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\$400,000 PRICE REDUCTION. In addition to the sale price reduction, Seller shall provide Buyer with \$250,000 allowance toward the cost of the partial demolition of the office improvements. Approximately 56,162 SF, fully sprinklered, industrial/flex building situated on ±103,542 SF (2.38 acres) lot, zoned M1-SF, in the business-friendly City of San Fernando, CA with City benefits. Building was built in 1983 and completely renovated in 2009 as the first green building in the area. The structure is concrete tilt-up exterior with reinforced concrete pilasters, steel pipe columns, steel I-beams with wood frame roof. The building is of high quality, in excellent and well-maintained condition. Clear height in the warehouse portion is 28'-30'. The power is 800 Amp, 277-480 V, 3 phase, 4 wire with an outside emergency power generator. Entire building including the warehouse and offices are fully sprinklered with a wet standpipe fire sprinkler system. There are 106 parking spaces or 1.89:1000 building area parking ratio. There are one ground level (16' w x 12' h) and one truck high (18' w x 15' h) loading positions with motorized metal roll-up doors. Formerly there was another loading door that was sealed off and replaced with an aluminum and glass frame tinted window. The building was recognized by the US Green Building Council as achieving the Leadership in Energy and Environmental Design (LEED) with Silver Certification. The Property is in close proximity to the 5, 118, 405, 210, 170 and 14 Freeways.

- ±56,162 SF, single-tenant, fully sprinklered, industrial / flex building
- ±103,542 SF (2.38 acres) lot zoned SF-M1
- 1.89:1000 parking ratio, total of 106 spaces
- close proximately to 5, 118 and other major Freeways
- ±21,534 SF warehouse with skylights and 1 TH & 1GL doors
- ±34,628 SF office area including ± 3,521 SF executive office mezz.
- 800 Amp / 277-480 V / 3 phase / 4 wire, well distributed power supply
- 28'-30' height clearance in warehouse with skylights
- 1 ground level and 1 truck high loading positions
- power generator and transformer on site

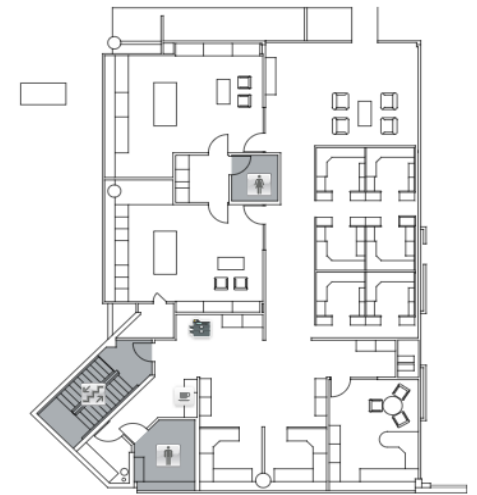


FLOOR PLAN

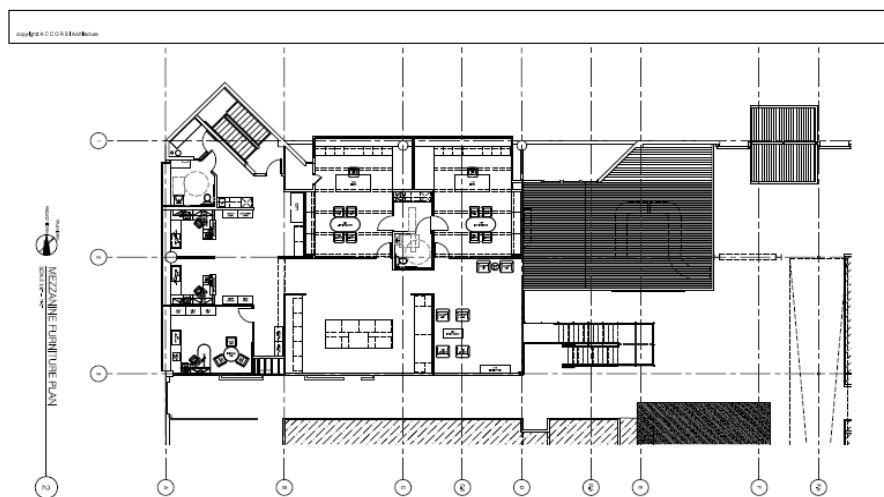
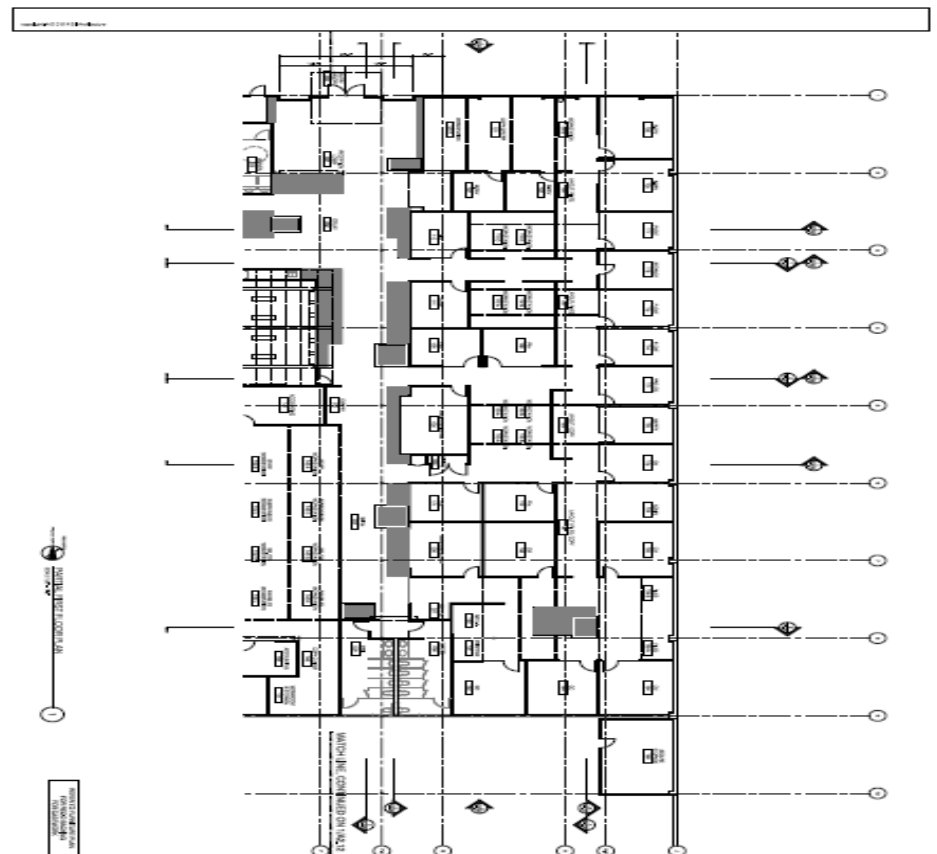
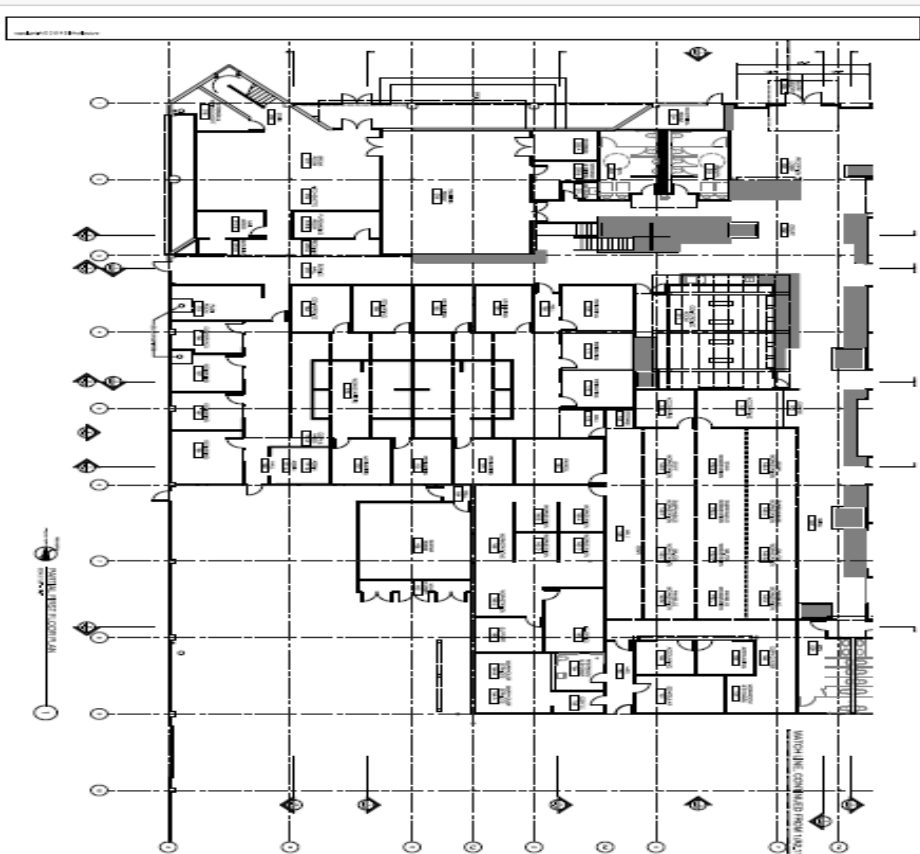
First Floor Offices



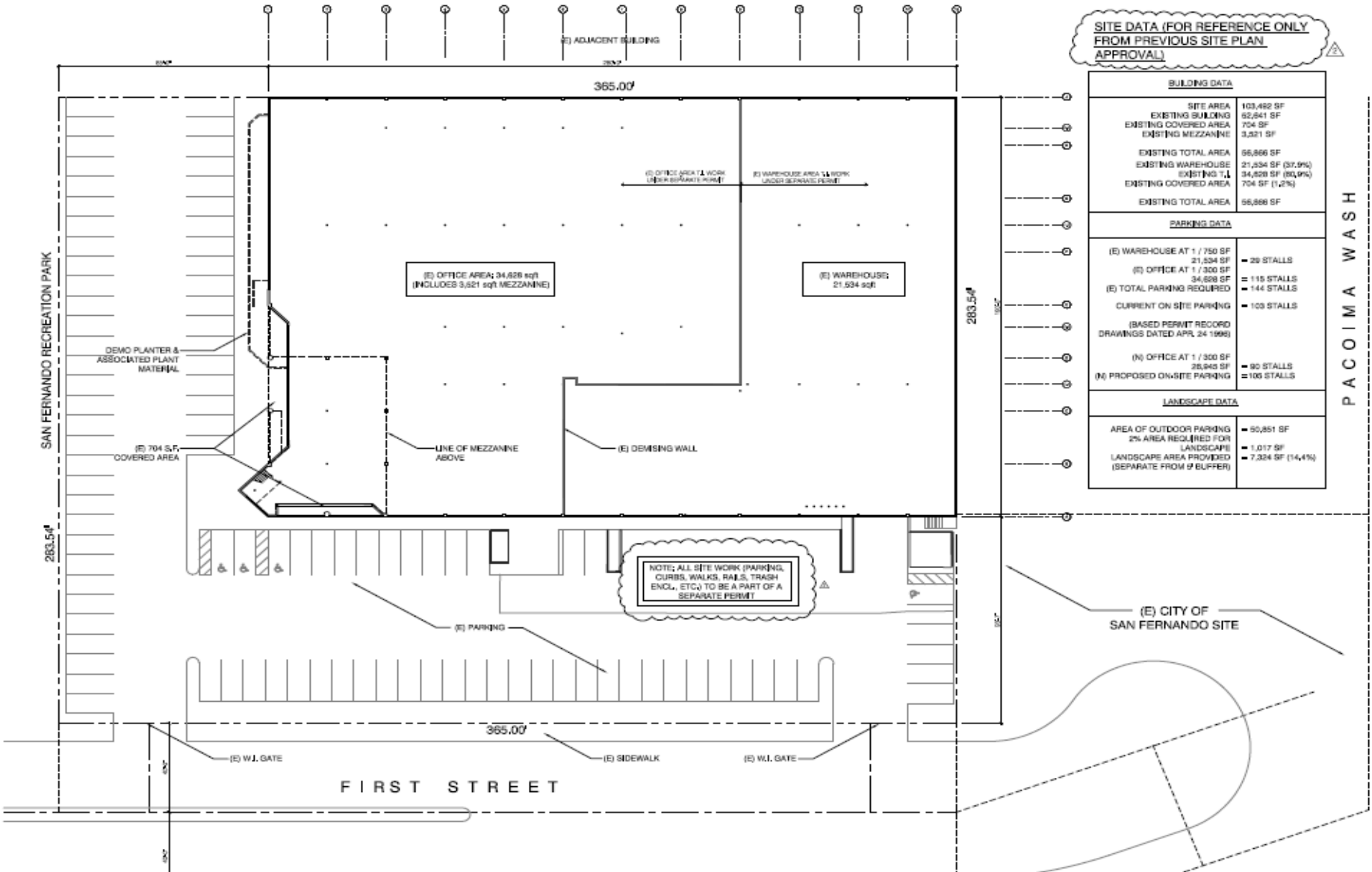
Mezzanine Offices



FLOOR PLAN



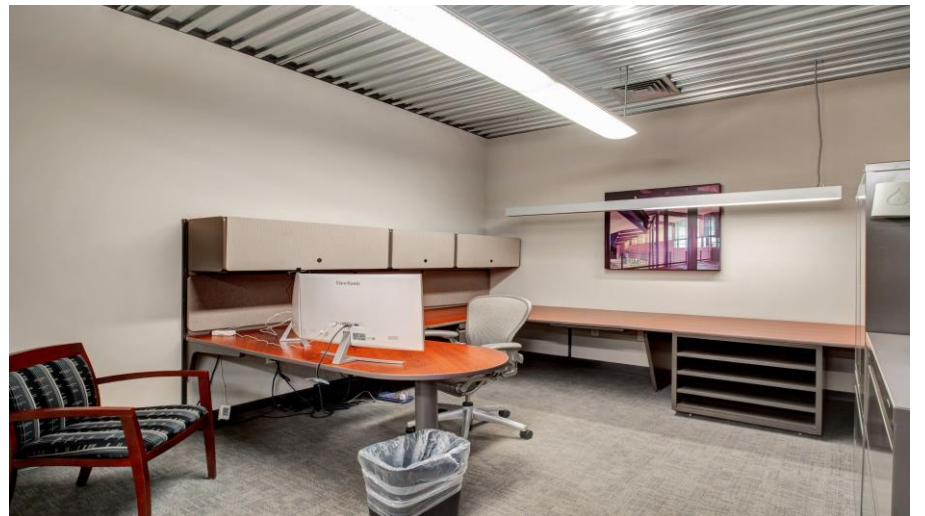
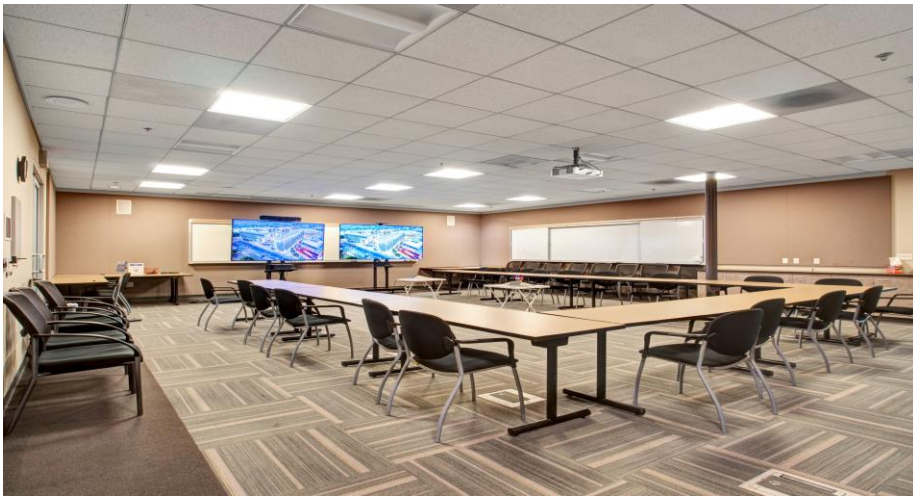
SITE PLAN

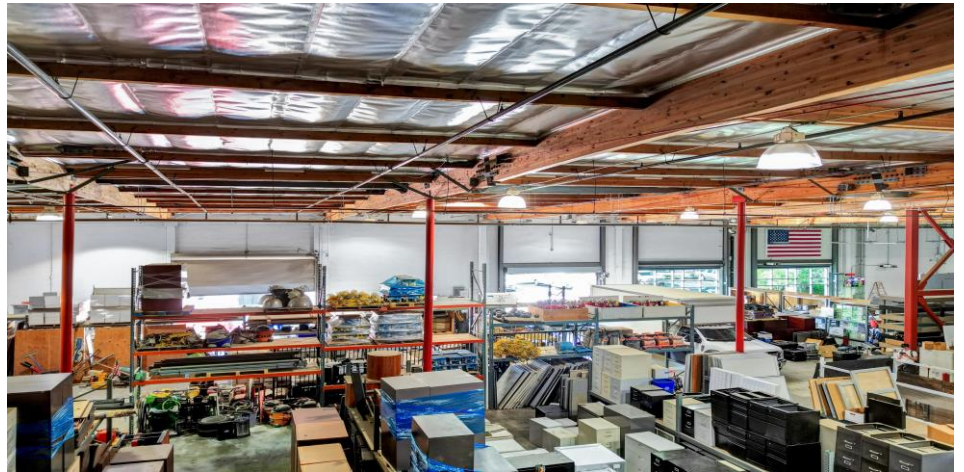


PHOTOGRAPHS

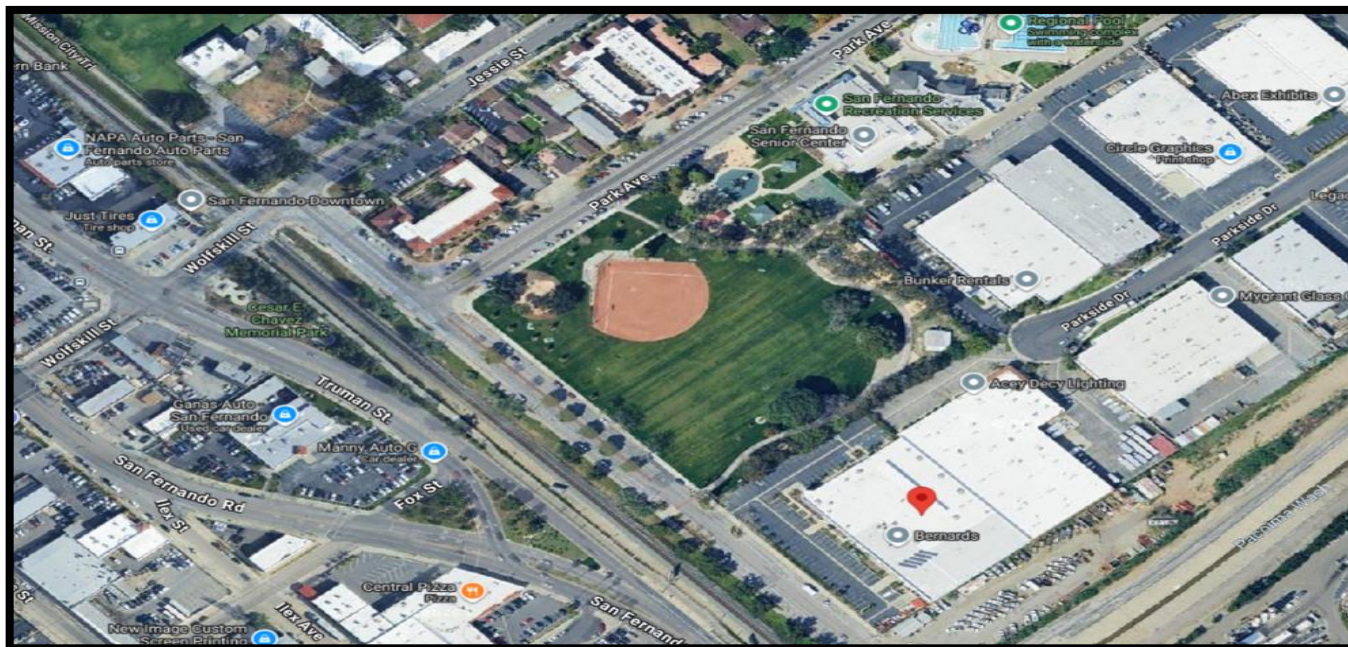
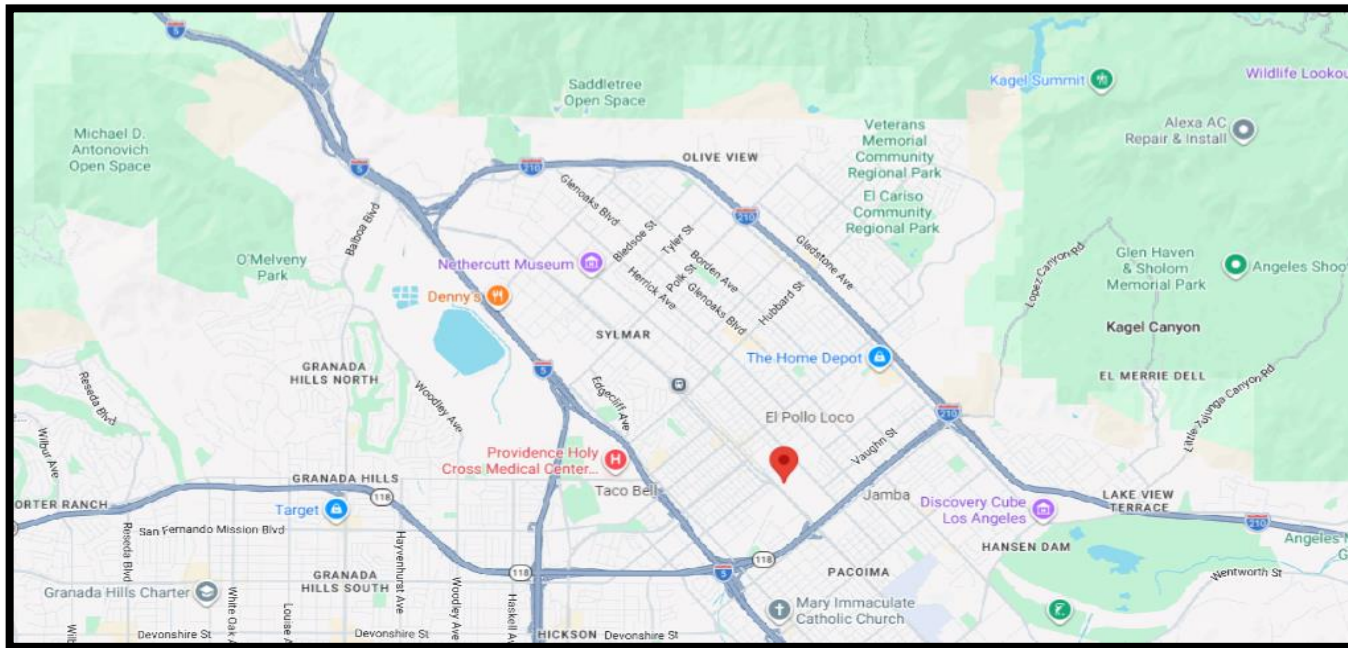








LOCATION & AERIAL MAPS



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Notes: Please do not disturb Tenant.
Tenant moving to a new location.
Shown by appointment only, call Listing Broker.

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