

7949 AJAY DRIVE, UNIT A

Sun Valley, CA | 91352



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Description

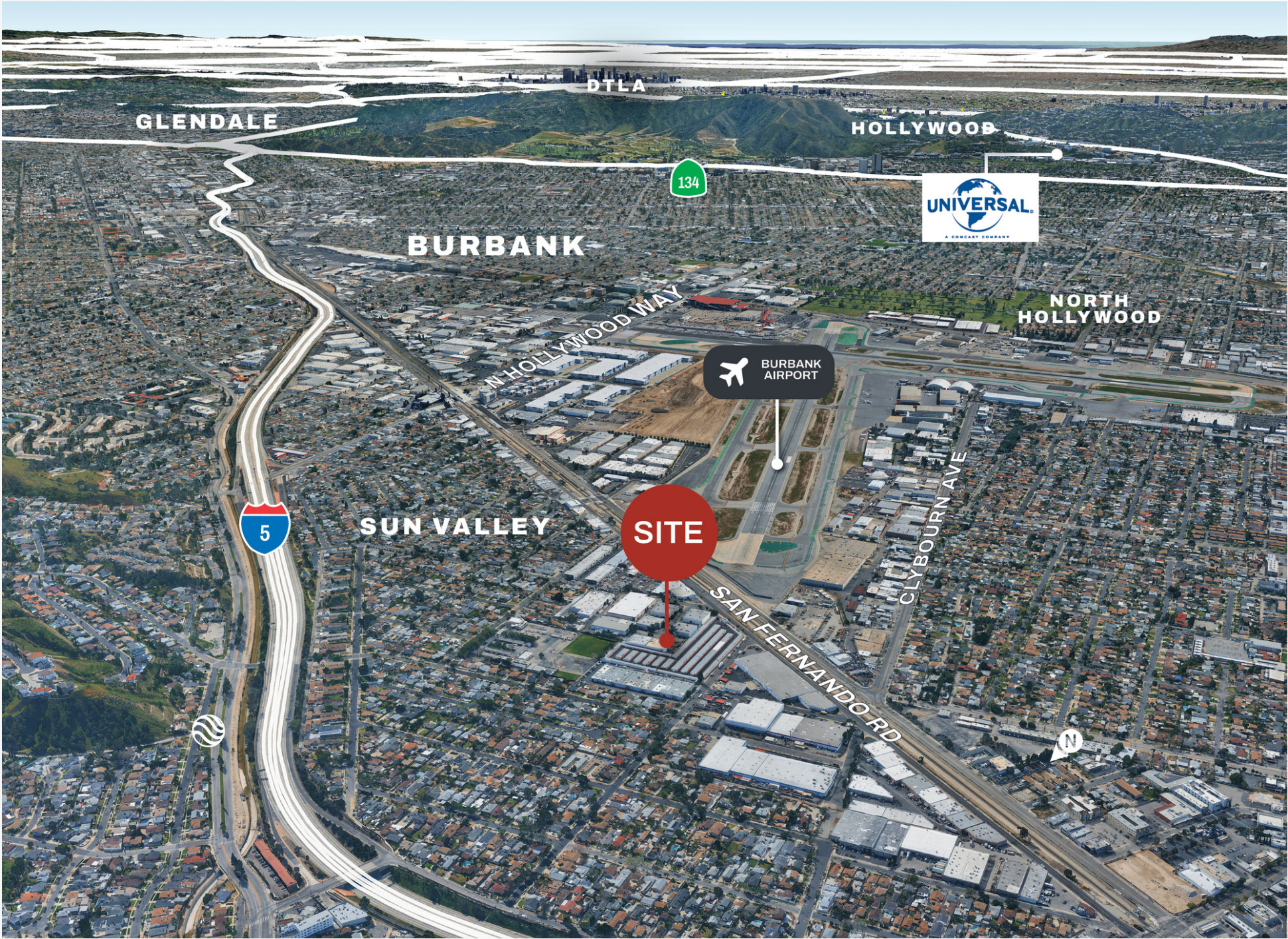
Positioned on a private cul-de-sac at the Burbank/Sun Valley border, this +/- 8,160 square foot industrial facility is perfectly configured for contractors, tradesmen, and service-based businesses. Combining functional warehouse space with the rarest commodity in the area—a private, fenced yard—this site offers the security and storage capacity required for heavy-duty operations.

Property Highlights

- 20' Warehouse Clear Height
- Private Fenced Yard
- Heavy Power: 600 Amp 3Phase Premium Location
- 3 Phase Power
- +/- 2,000 SF of unfinished office mezzanine not included in size
- Oversized Ground Level Loading Door: 12'x15'

Offering Summary

Lease Rate:	\$1.65 SF/month (MG)
Available SF:	8,160 SF



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