



CBRE

**9880**

**San Fernando Rd.**

PACOIMA, CA

**±35,715 SF Free Standing Industrial**

**FOR LEASE**

# THE HIGHLIGHTS



## **±35,715 SF Free-Standing Industrial Building**

A rare standalone opportunity delivers full operational control with no shared walls and no competing tenants.



## **Dual-Access Loading Configuration**

Four dock-high and four ground-level doors to run heavy distribution and light freight operations simultaneously.



## **67-Space Surface Parking**

Generous on-site parking supports large crews, fleet vehicles and frequent visitor traffic.



## **400-Amp Power**

Heavy electrical capacity accommodates manufacturing, cold storage, EV fleet charging and other power-intensive operations.



## **18-Foot Clear Height**

Eighteen feet of clear height supports standard racking systems and two-level mezzanine storage.



## **Immediate San Fernando Valley Access**

9880 San Fernando Rd. connects directly to the 5, 118 and 210 freeways, putting the Port of Los Angeles, Burbank Airport and greater LA Basin distribution lanes within easy reach.



# PROPERTY DETAILS

RENTABLE SF  
**±35,715 SF**

CLEARANCE HEIGHT  
**18'**

PARKING  
**67**

DOCK HIGH LOADING  
**4**

ZONING  
**M1**

POWER  
**400 Amps**

GROUND LEVEL LOADING  
**4**



**LEASE  
RATE**  
**\$1.39/ SF IG**

# THE LOCATION



## Steps From

Hollywood Burbank Airport and major film & entertainment studios



## Steps From Downtown

San Fernando Mall, restaurants, banking, and local retail on Maclay Ave.



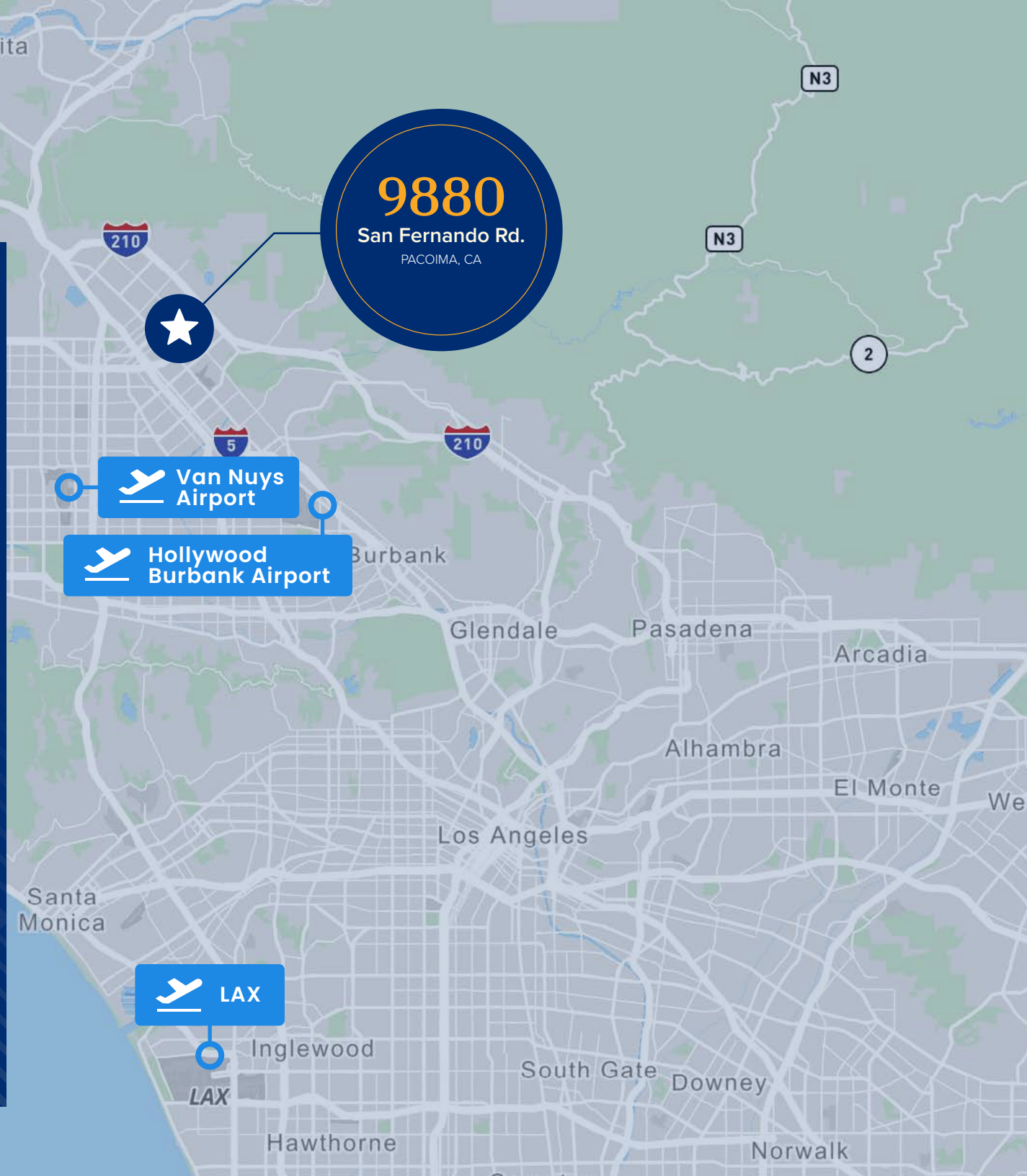
## Freeway Access

Direct access to the I-5 and 118 Freeways, connecting the entire San Fernando Valley



## Major Services Nearby

Kaiser Permanente Panorama City Medical Center and LA Mission College within 6 miles





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