

FOR LEASE

Freestanding Industrial Building in Panorama City

STREET-FACING OFFICE SPACE WITH
REAR WAREHOUSE ARE

13761 Saticoy Street, Panorama City, CA



Edward "Ned" Geoghegan

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Sandhill Management Inc.

www.sandhillmgmt.com

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PROPERTY HIGHLIGHTS

Recently remodeled ±5,200 square foot free-standing industrial building boasting excellent curb appeal in the San Fernando Valley's Panorama City. Offering luxurious air conditioning throughout the facility, the property features two ground-level loading doors, a private gated yard, four offices, two bathrooms, a compact kitchen area, and dedicated storage space. M2-1 zoning (City of Los Angeles) and two updated electric mains (200-amp single-phase and 400-amp three-phase) providing reliable power, make the site ideal a range of industrial and manufacturing related uses.



Located in the Northeast San Fernando Valley, 6 Miles From the Burbank Airport



Remodeled Property with Excellent Curb Appeal + Air Conditioning Throughout



Ample Parking in a Dedicated, Onsite Lot



Adjacent to Commercial Industrial Zones and Densely Populated Residential Neighborhoods



3 Miles From the Junction of the 170 + 5 Frwys



Gated Yard, 2 High + 1 Ground Level Loading Doors, 200-Amp Single Phase and 400-Amp 3-Phase Power



Lease Rate: \$1.65 PSF + CAM Fees



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PROPERTY SPECS

- » ±5,200 SF Freestanding Building
- » Private, Gated Yard
- » 2 Ground-Level Loading Door
- » Recently Remodeled
- » Office Space With 4 Offices, Compact Kitchen Area, Two Private Restrooms + Dedicated Storage Space
- » Air Conditioning Throughout
- » 200-Amp Single Phase Power
- » 400-Amp 3-Phase Power
- » M-2 Zoning (City of Los Angeles)
- » 400 Amp 3-Phase Power



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GATED YARD + PARKING LOT



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OFFICE INTERIOR



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WAREHOUSE INTERIOR



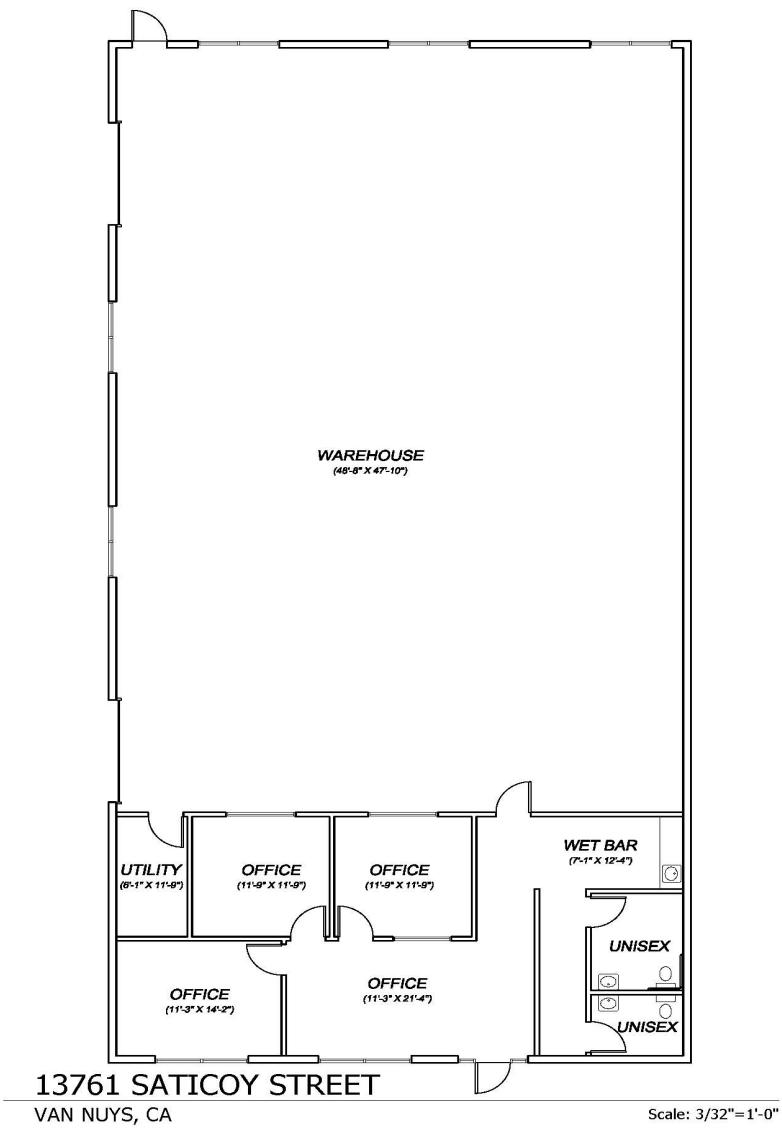
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BUILDING FLOOR PLAN

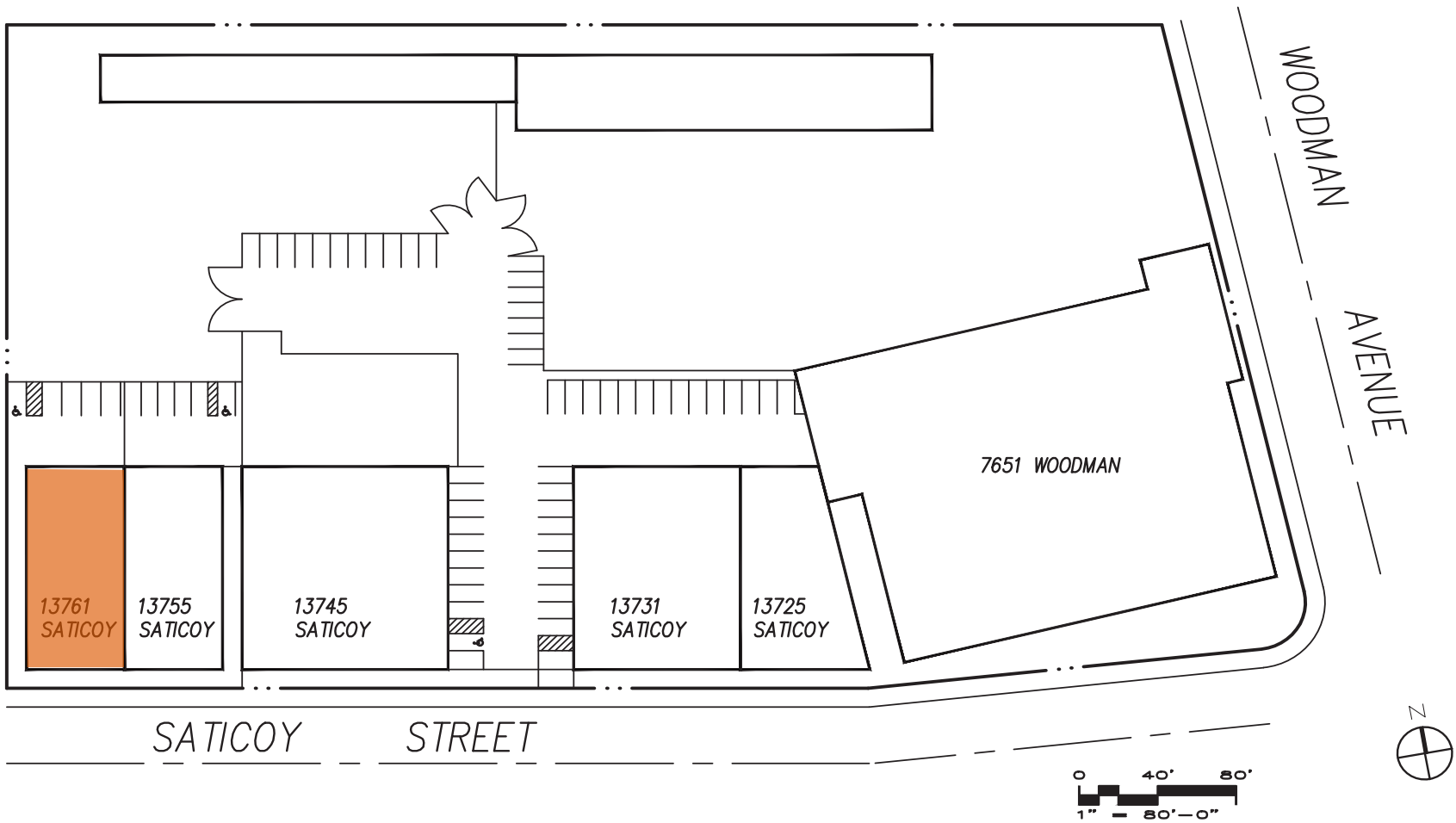


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STREET OVERVIEW



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SITE OVERVIEW



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AREA OVERVIEW

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