

FOR LEASE

8969 Bradley Ave
Sun Valley, CA 91352

24,476 SF Industrial Building

FOR A LIMITED TIME!

\$1.00 PSF NNN for the
First 6 Months
on Qualified Deals!



Colliers

Billy Walk

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CBRE

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Accelerating success.

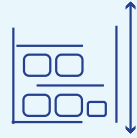
Building Highlights



High Image Class A
Corporate HQ Facility



Dock High & Ground
Level Loading



23'-26'
Clear Height



Rare M3
Zoning



Convenient Freeway Access
to 5 & 170 Freeways



Concrete Loading
Area

Available SF	24,476
Monthly Rent	\$37,938
Lease Rate/SF	\$1.55 NNN
Operating Expenses/SF	\$0.25
Clear Height	23'-26'
DH Doors / Dim	2 / 10'x10'
GL Doors / Dim	1 / 12'x14'
Power	400A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	54 / 2.2:1
Office SF / #	2,962 / 4
Restrooms	4
Yard	Fenced / Paved - Shared
Zoning	M3
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

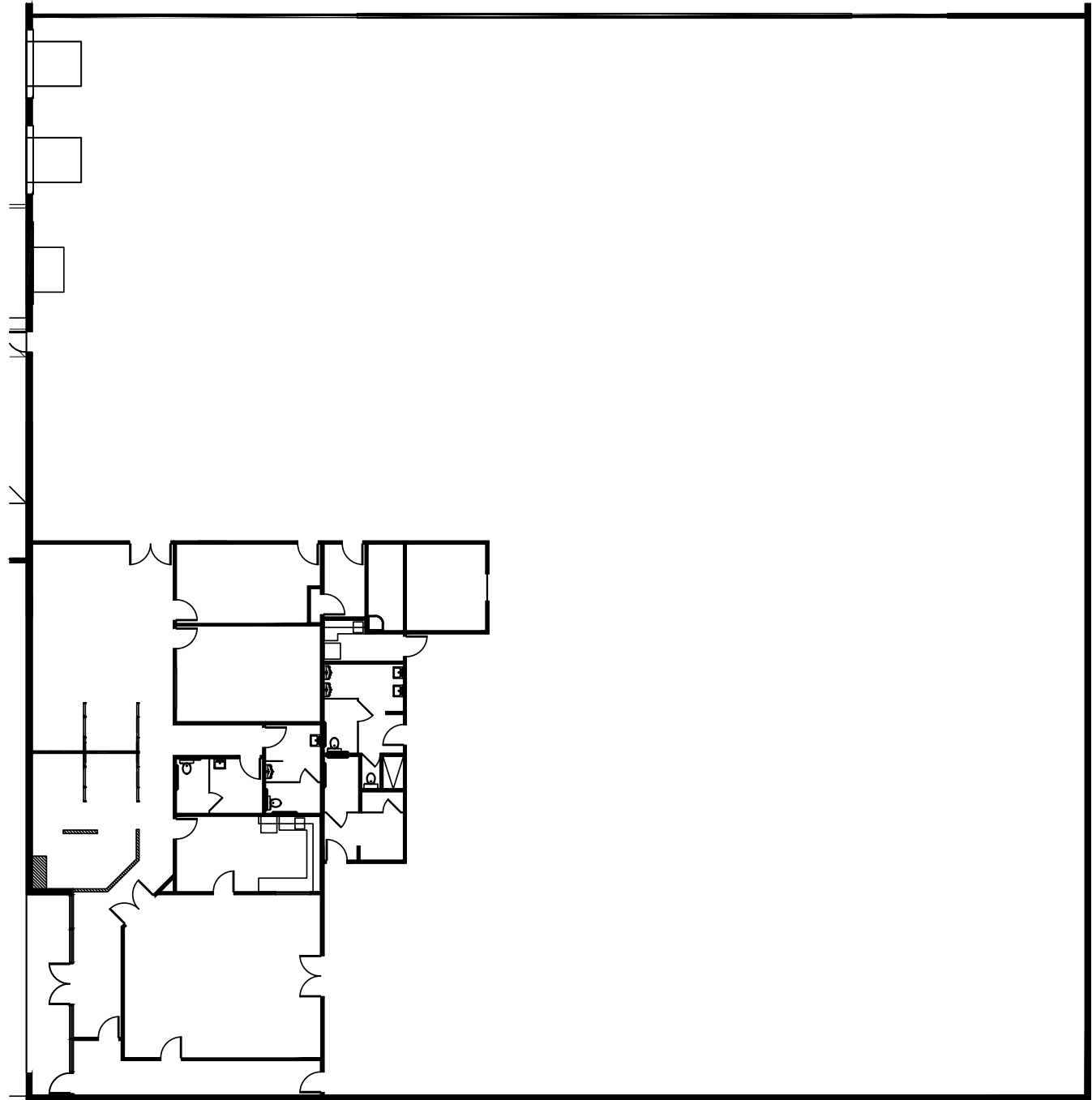
Exterior Photos



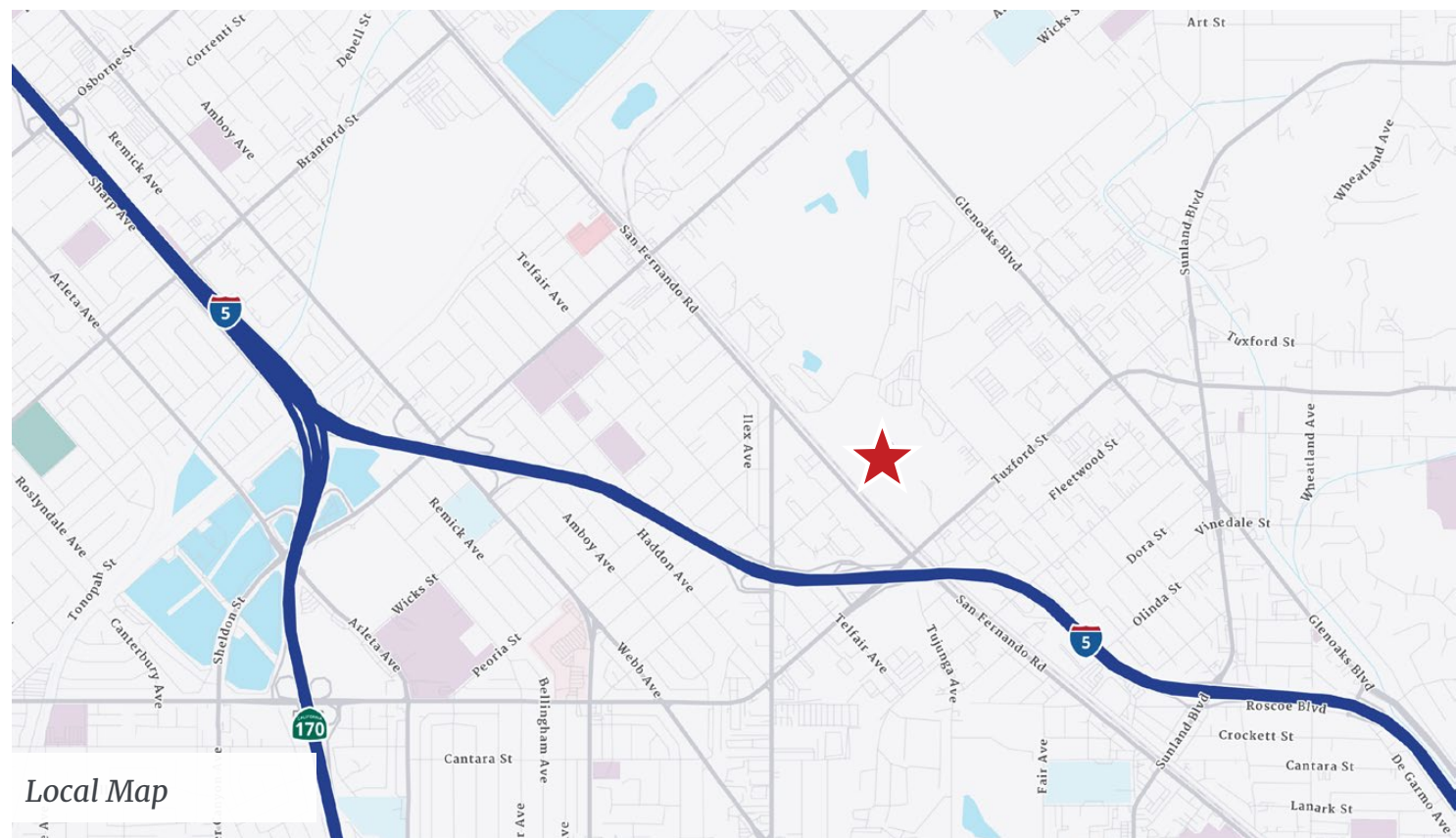
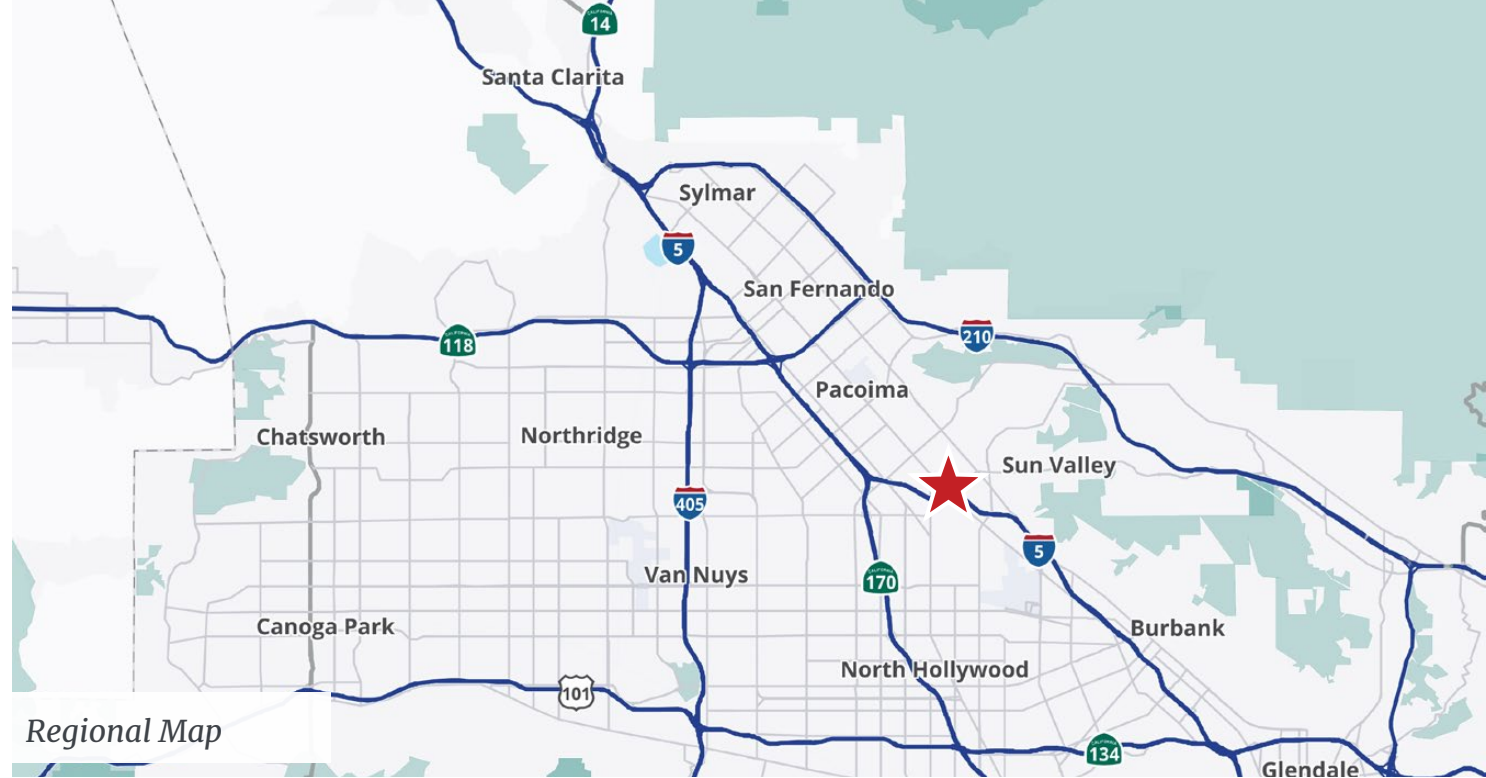
Interior Photos



Layout



Location Maps





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