



11473 Penrose St | Sun Valley, CA 91352

5.3 Acres of Industrial Land with 65,000 SF of Buildings for Lease

Multiple Sizes Available!

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Property Highlights



~65,000 SF of Building Area



Oversized Land Area of Approx. 230,411 SF (~5.3 Acres)



Excellent for RV / Bus / Vehicle Yard, Contractor's Yard, Outside Storage Needs



Immediate 5 Freeway Access, Great Valley Location



Fully Fenced & Secure



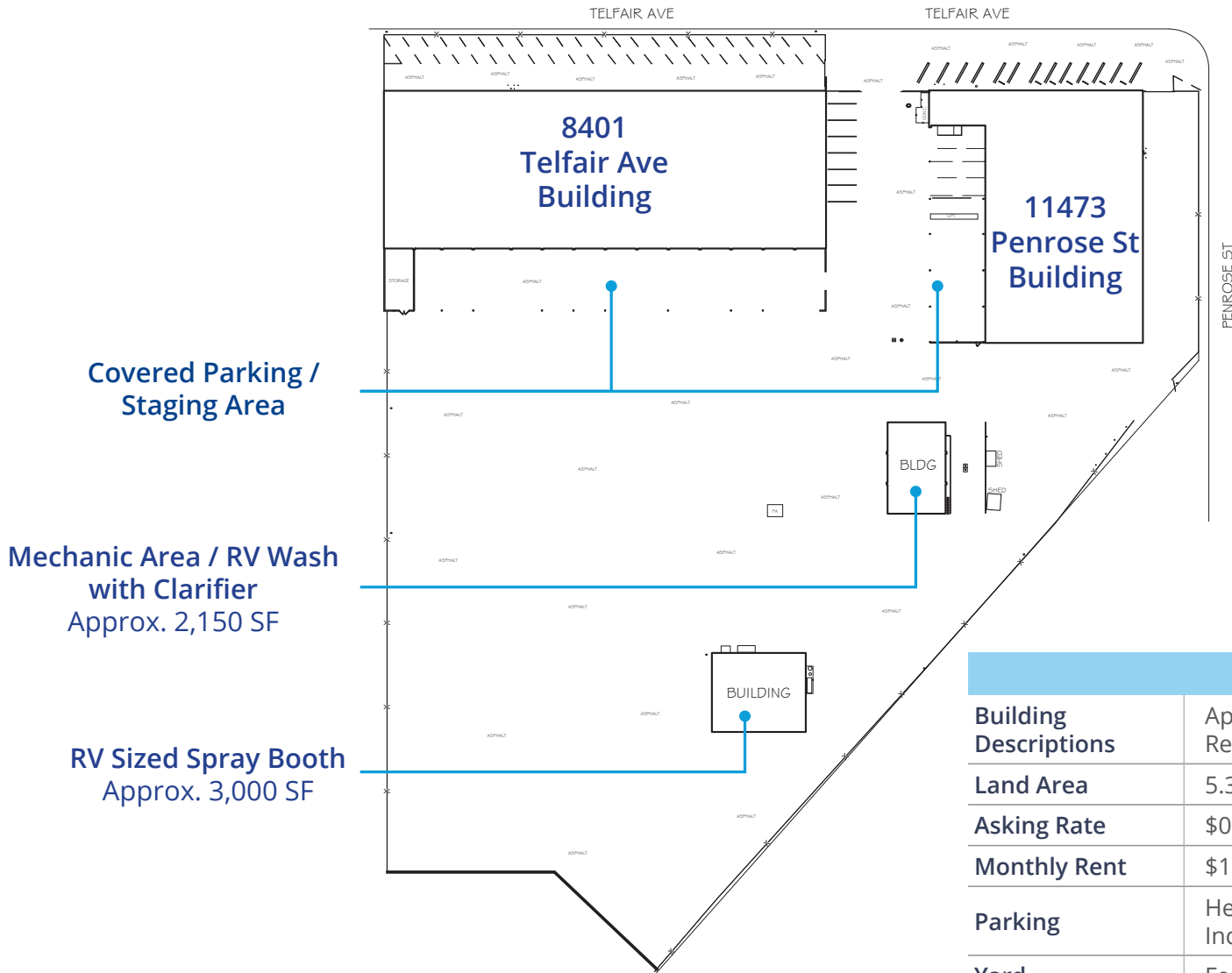
Vehicle Wash Area, RV Sized Spray Booth, Mechanic Building / Storage



Recently Refurbished Offices in Great Condition



Site Plan & Specifications



Covered Parking /
Staging Area

Mechanic Area / RV Wash
with Clarifier
Approx. 2,150 SF

RV Sized Spray Booth
Approx. 3,000 SF

Specifications	
Building Descriptions	Approx. ~65,000 SF of Buildings On-Site with Refurbished Offices in Great Conditions
Land Area	5.3 Acres / 230,411 SF
Asking Rate	\$0.75 PSF NNN / Op.Ex. \$0.08
Monthly Rent	\$172,808
Parking	Heavy Parking and / or Large Yard Area Including a Separate / Gated Parking for Employees
Yard	Fenced and Paved
Zoning	LAM1
Possession	Call Broker
To Show	Call Broker



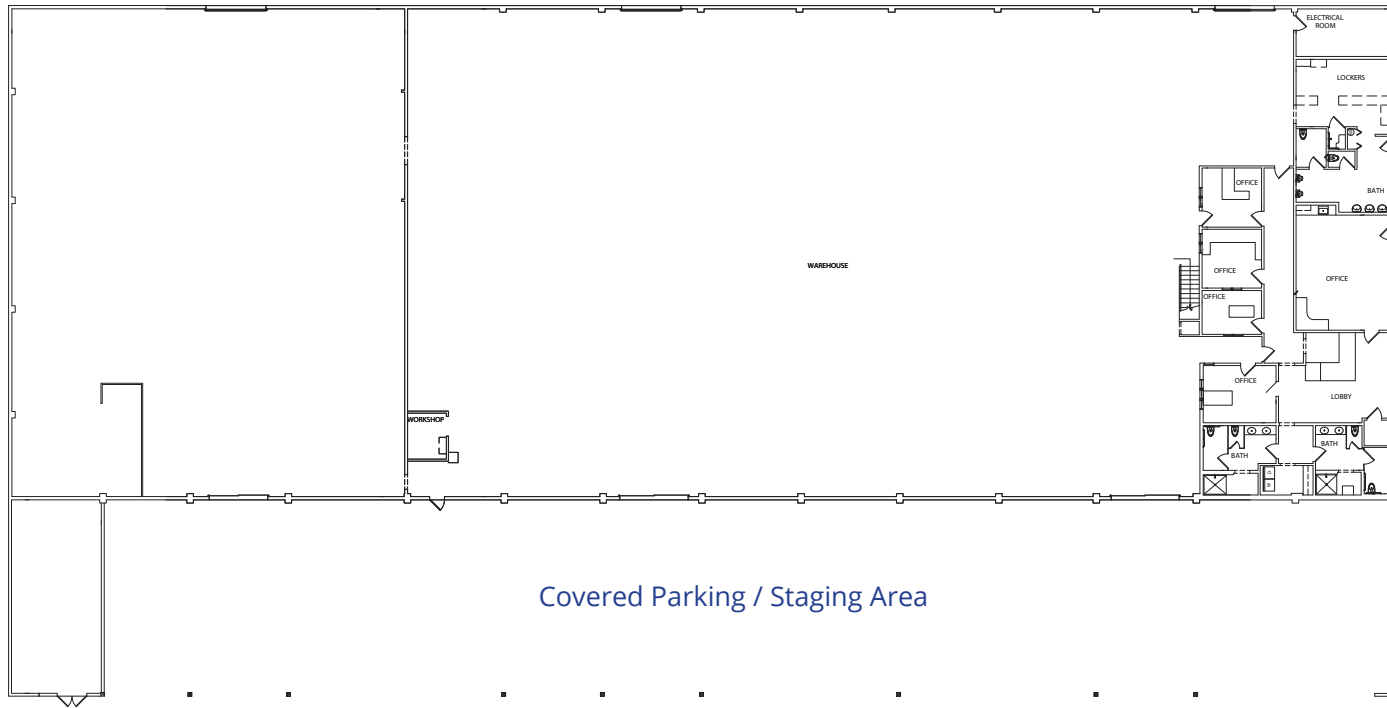
Building Specifications 8401 Telfair Ave

Building Description	~28,000 SF, plus ~11,200 SF Covered Parking / Staging Area
Office SF	~3,500
Clear Height	14', Clear Span
Loading	8 Ground Level Doors
Power	600A, 120/208V, 3Ph, 3W
Sprinklered	Yes



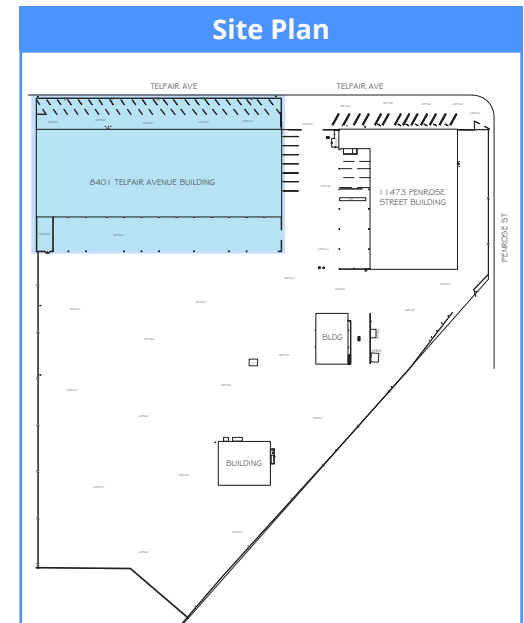
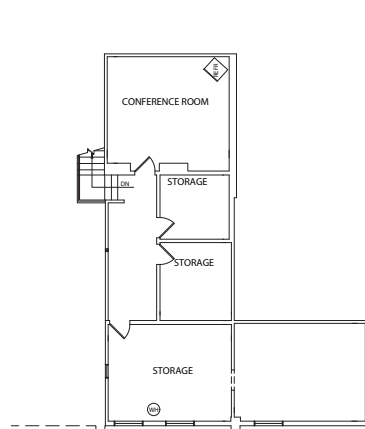
Mechanic Area / RV Wash with Clarifier

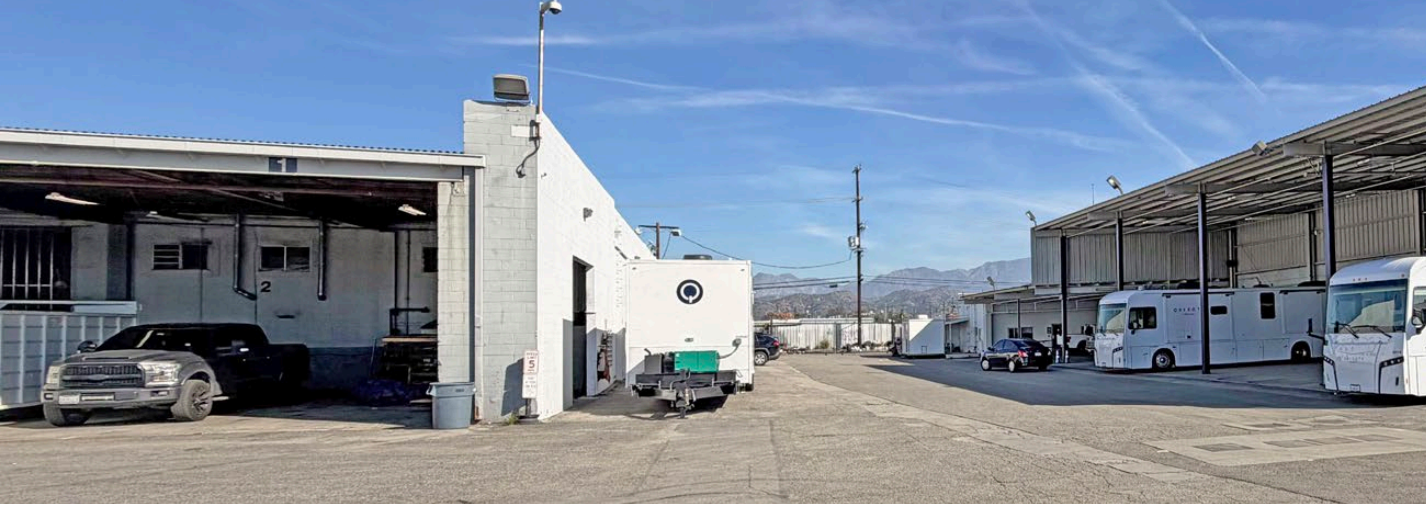
Layout | 8401 Telfair Ave



Covered Parking / Staging Area

2nd Floor

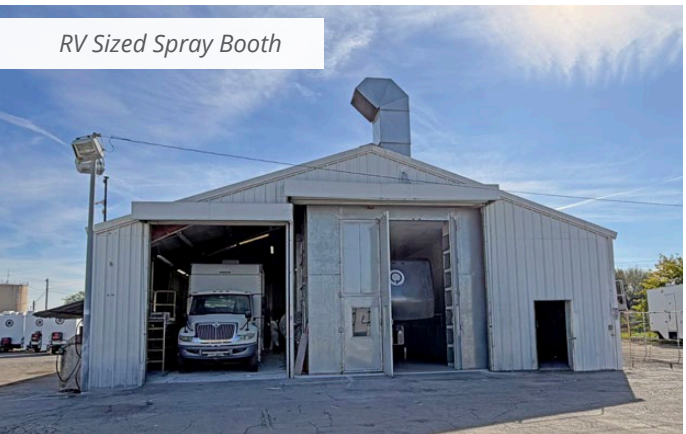




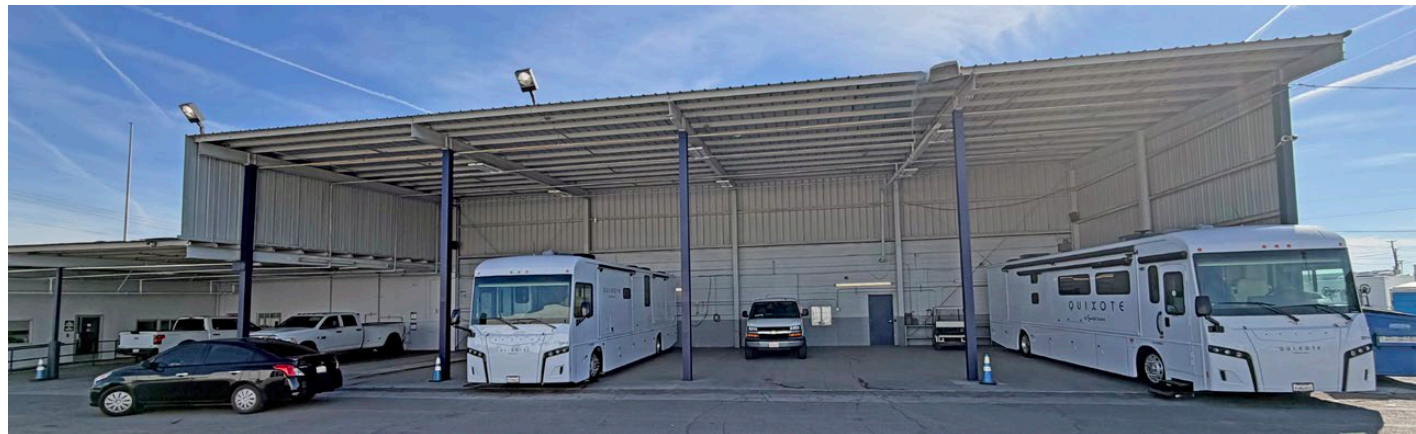
Building Specifications 11473 Penrose St



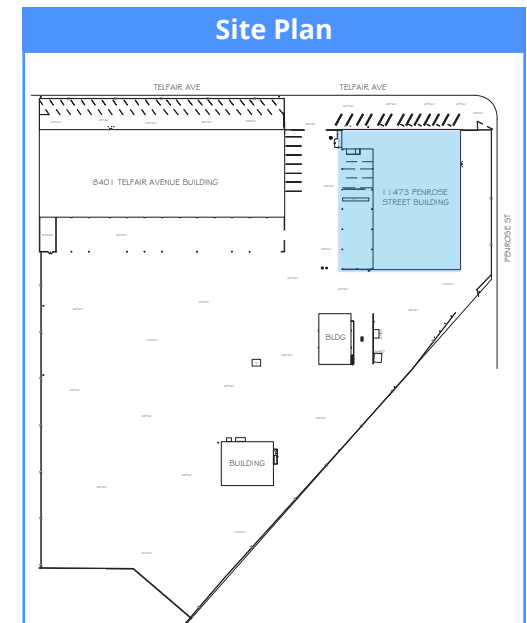
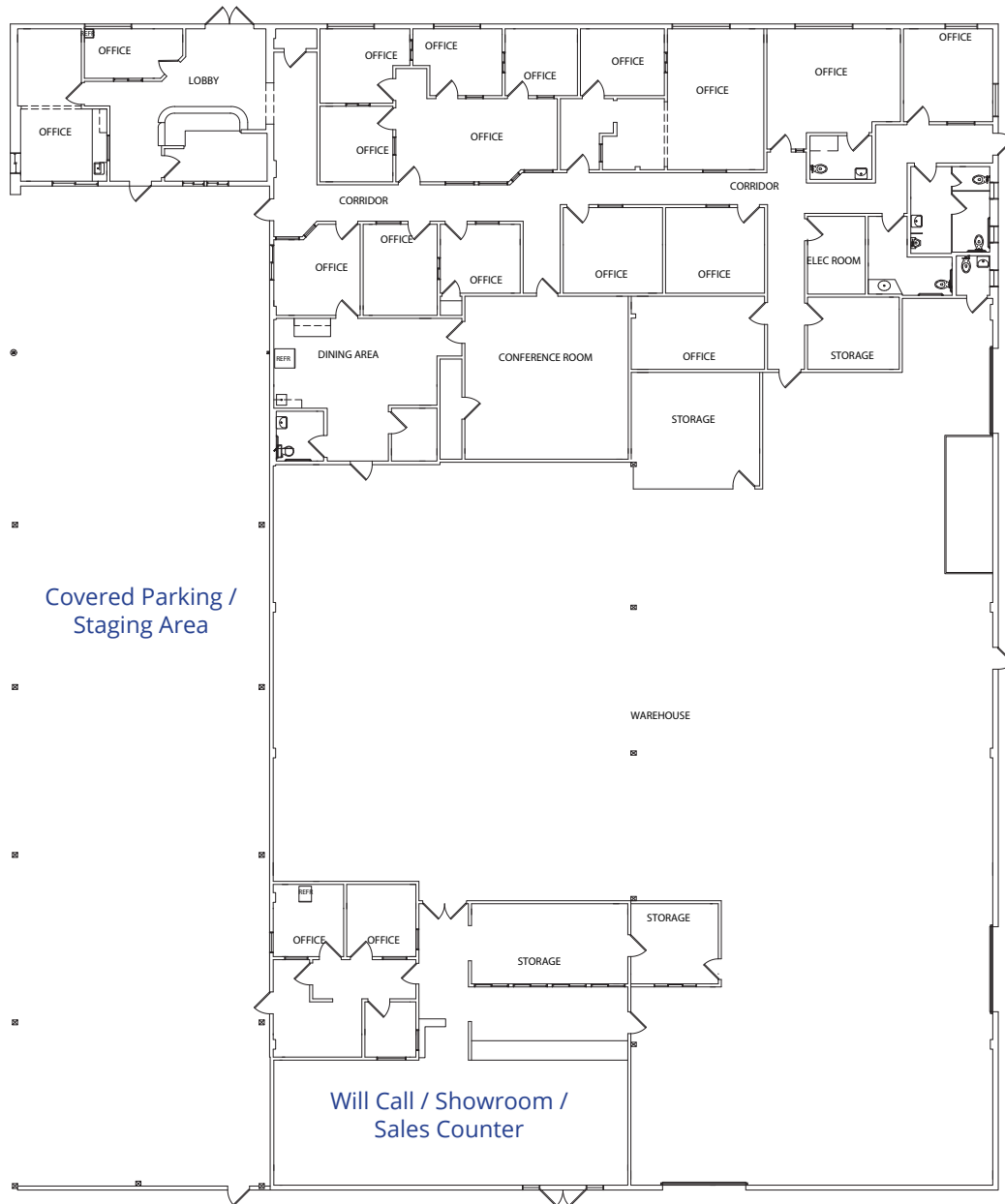
Building Description	~16,830 SF, plus ~5,780 SF Covered Parking / Staging Area
Office SF	~6,500
Clear Height	11', Bow Truss
Loading	4 Ground Level Doors
Power	200A, 240V, 3Ph, 3W 400A, 480V, 3Ph, 3W
Sprinklered	Yes



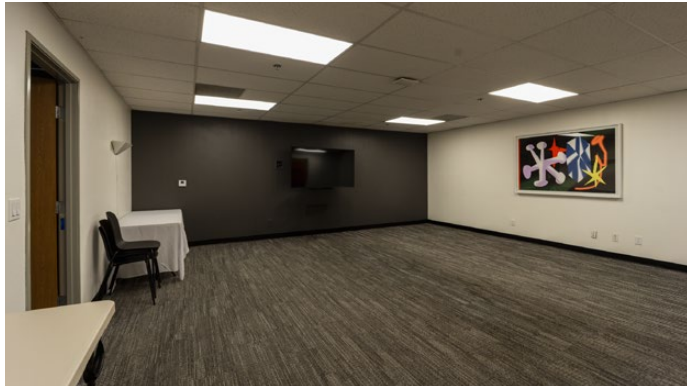
RV Sized Spray Booth



Layout | 11473 Penrose St



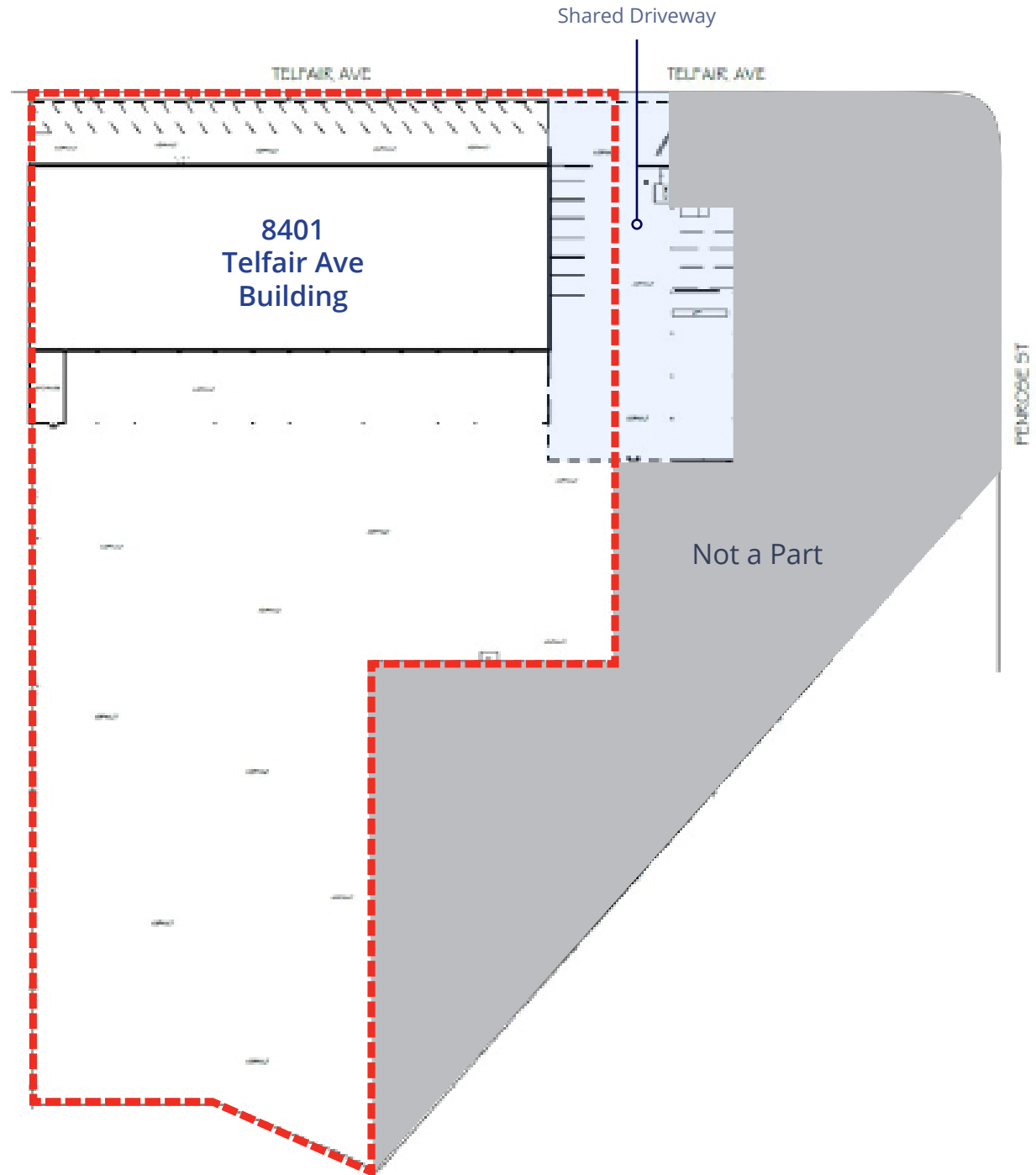
Photos | Recently Refurbished Offices



Divisibility Option 1

North Side

Building Description	8401 Telfair Ave
Land Area	Approx. 3 acres / 130,680 SF
Asking Rate	\$0.75 PSF NNN
Monthly Rent	\$98,010



Divisibility Option 2

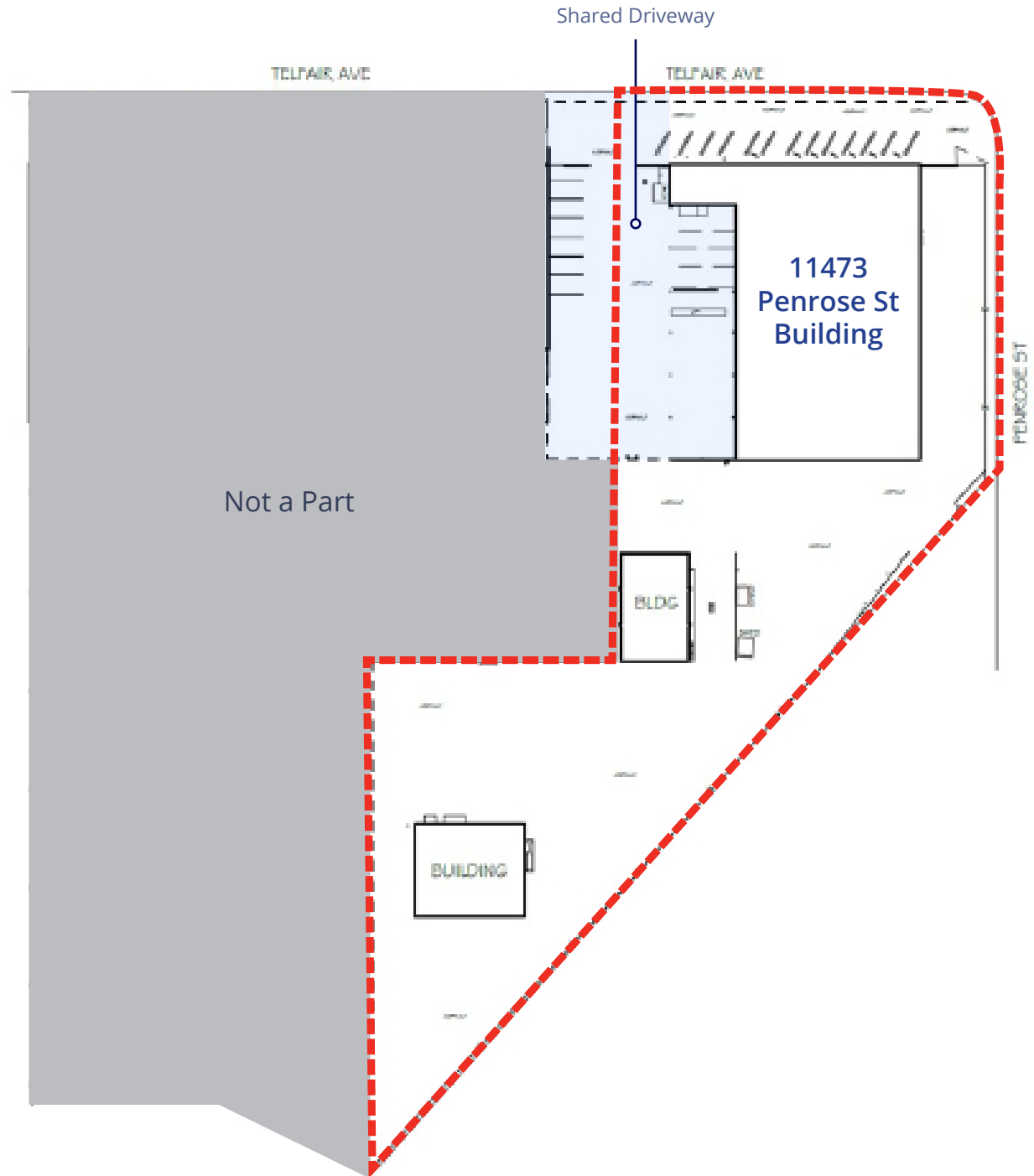
South Side

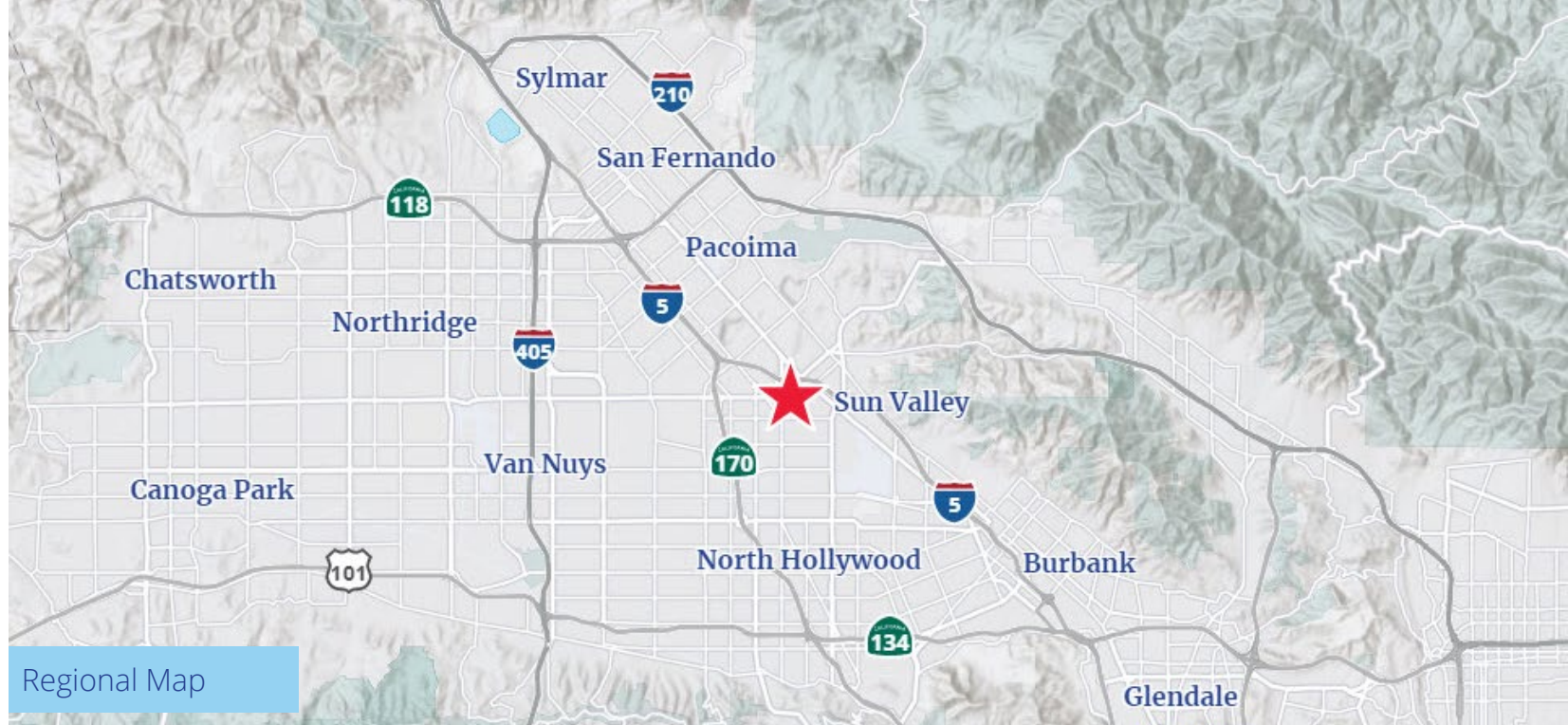
Building Descriptions 11473 Penrose St
Mechanic Area
RV Sized Spray Booth

Land Area Approx. 2.3 acres / 100,188 SF

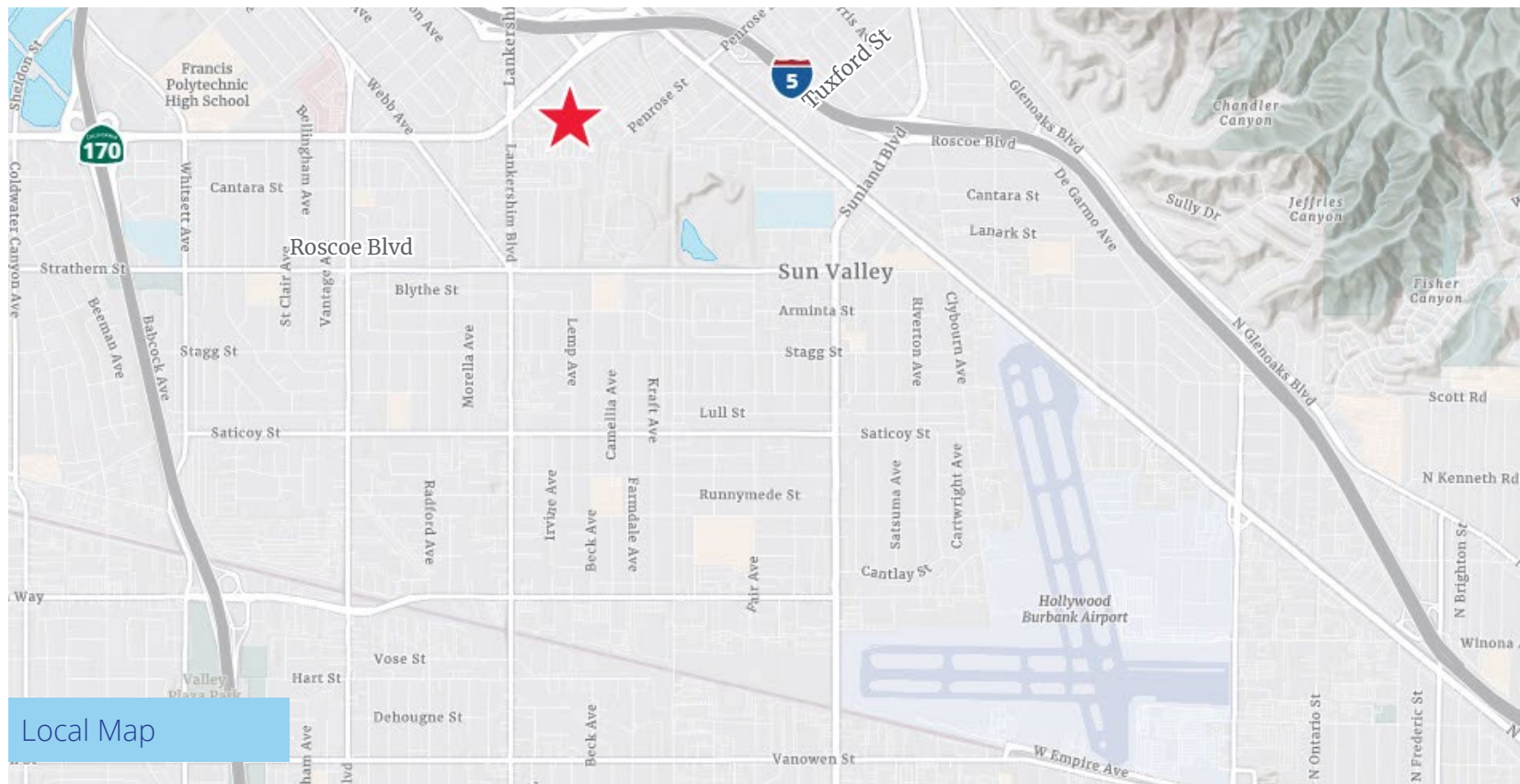
Asking Rate \$0.75 PSF NNN

Monthly Rent \$75,141





Regional Map



Local Map

Location Maps



Contact Info

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Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

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