



For Lease

23,925 SF Food Processing / Kitchen Facility

1530 1st St
San Fernando, CA 91340

1st St

Colliers

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

CBRE

Art Rasmussen

License No. 00918691

+1 310 550 2564

Art.Rasmussen@cbre.com

Building Highlights



Fantastic Food Processing /
Manufacturing Facility



Multiple Coolers, Freezer,
Food Prep Area



Large Lot with Private,
Gated Concrete Yard



Central Location;
Great Fwy Access to
5/118/170/405

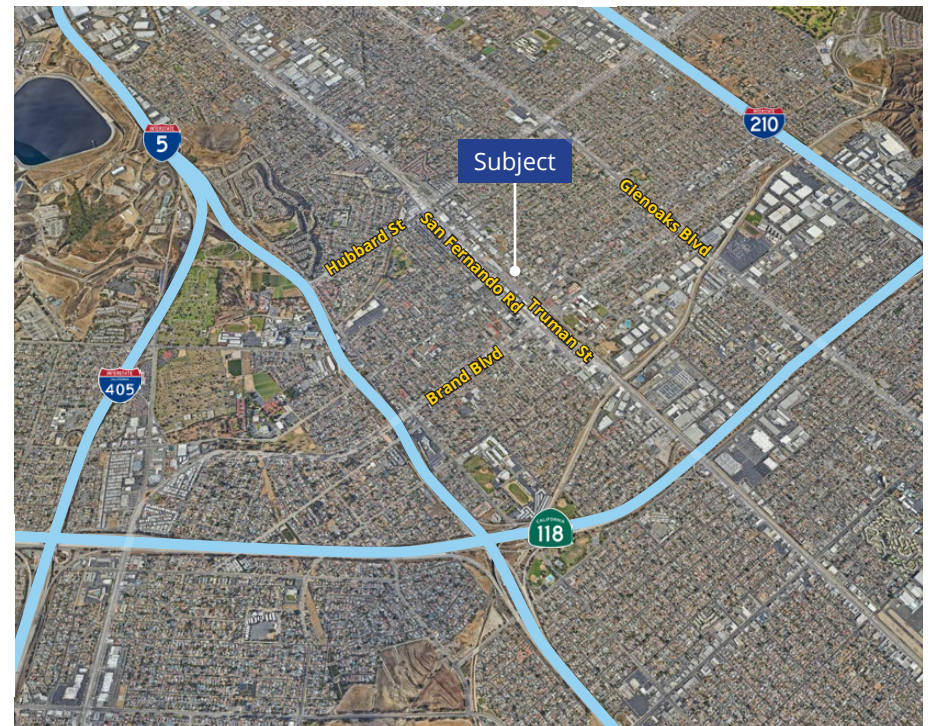


Heavy Power



City Of San Fernando
Benefits

Available SF	23,925
Monthly Rent	\$42,826
Lease Rate/SF	\$1.79 NNN, Op.Ex. \$0.30
Clear Height	17'
DH / GL Doors	1 / 2
Power	600A, 480V, 3Ph, 4W
Parking Spaces / Ratio	47 / 1.96:1
Office SF / #	3,704 / 7
Restrooms	4
Yard	Gated / Fenced / Concrete
Zoning	SP-5
Additional Information	Food Prep Areas: 40° with drains 3 Coolers: 33°-38°; 2 with drains Cooking/Oven Area: ≈1,500 SF Dry Good Warehouse: ≈3,459 SF
To Show	Call Agent

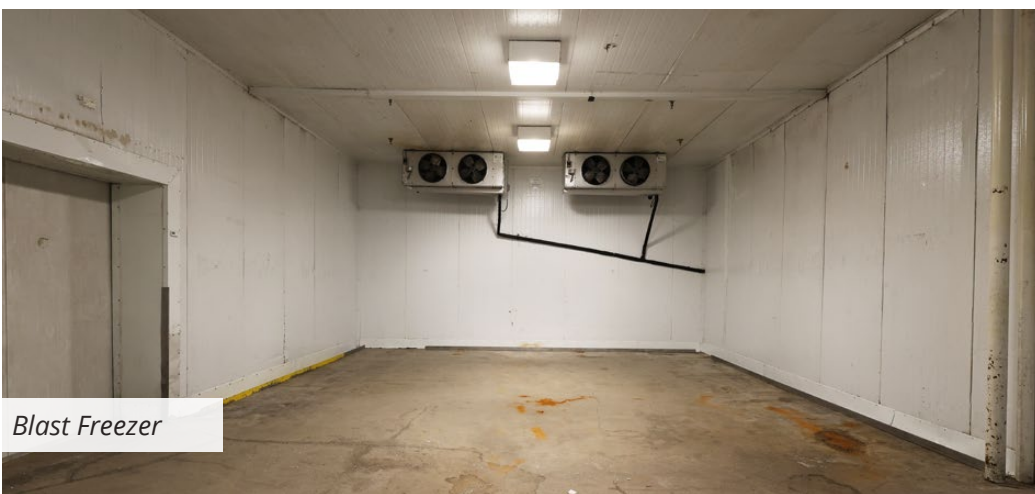


Notes: 1 GL door sealed from inside. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

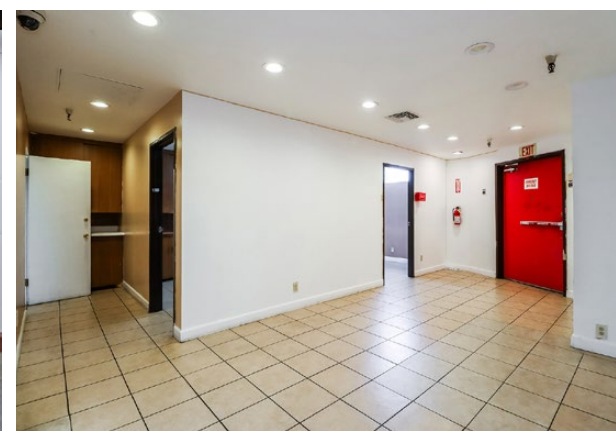
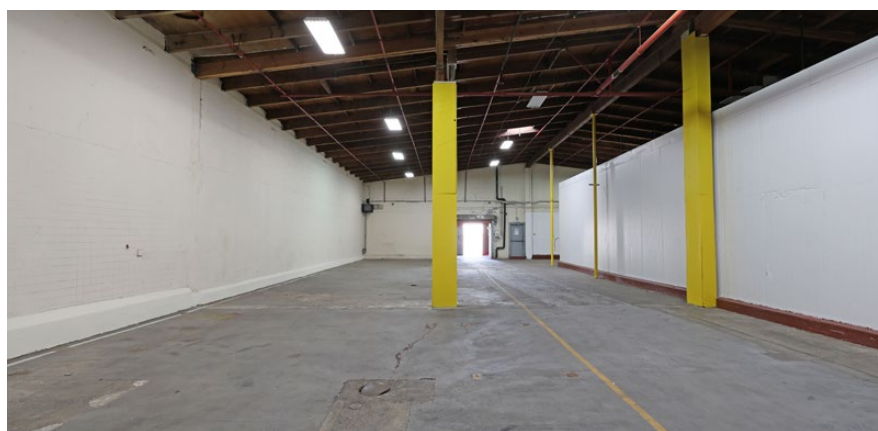
Photos



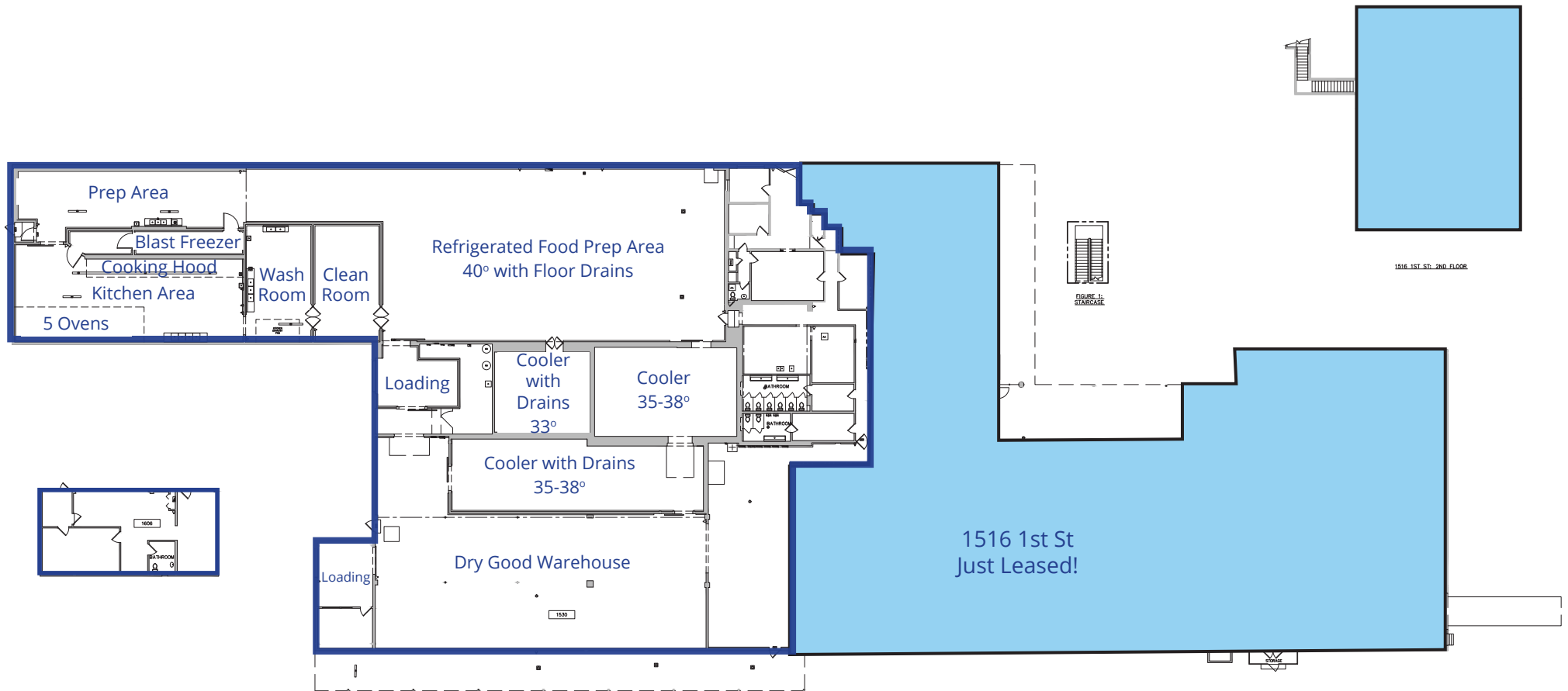
Photos



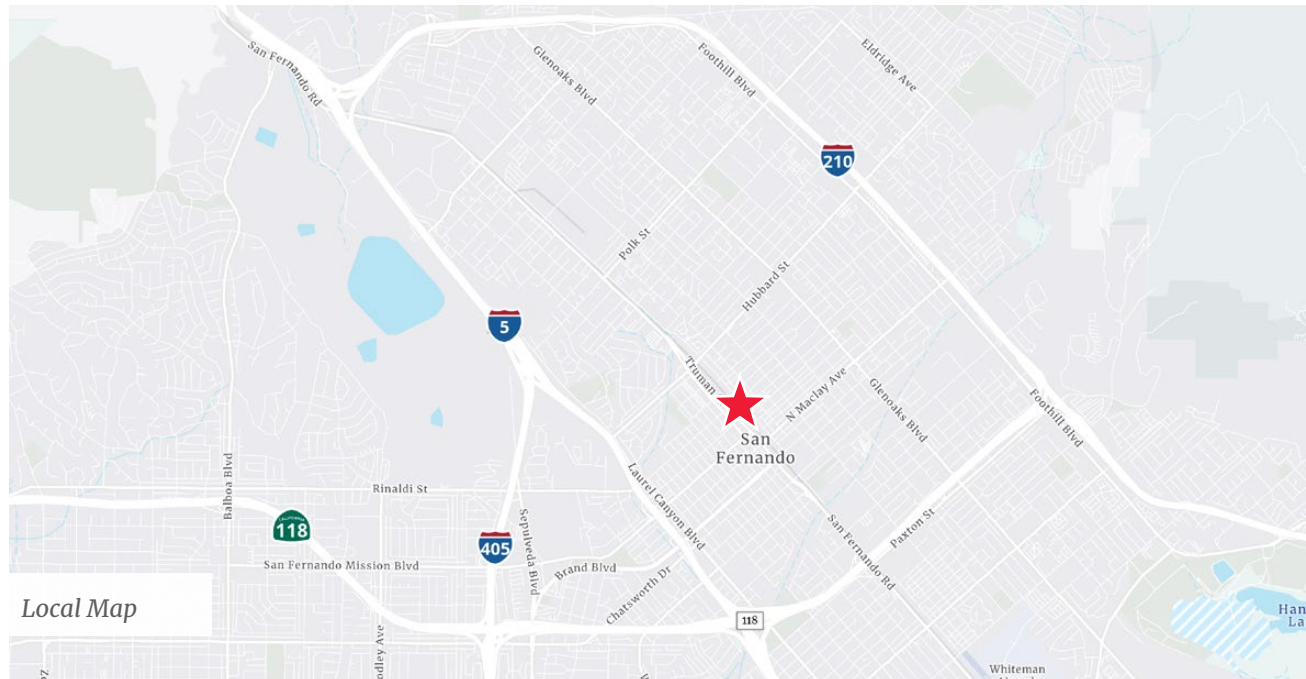
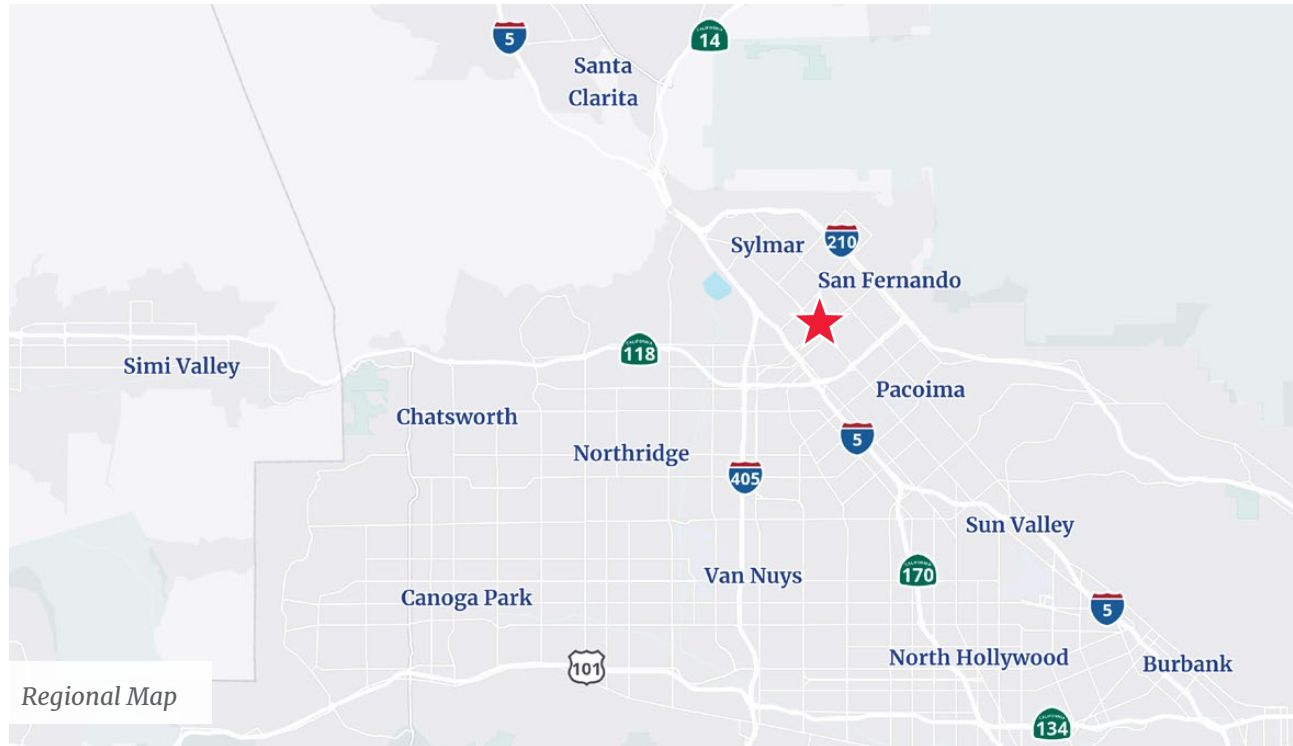
Photos



Layout



Location Maps





Accelerating success.

Colliers

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

CBRE

Art Rasmussen

License No. 00918691

+1 310 550 2564

Art.Rasmussen@cbre.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

