For Lease

8626 Wilbur Ave
Northridge, CA 91324

13,982 SF Industrial Facility

Kevin Carroll
License No. 02078759
+1 818 334 1892
Kevin.Carroll@colliers.com

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

Accelerating success.

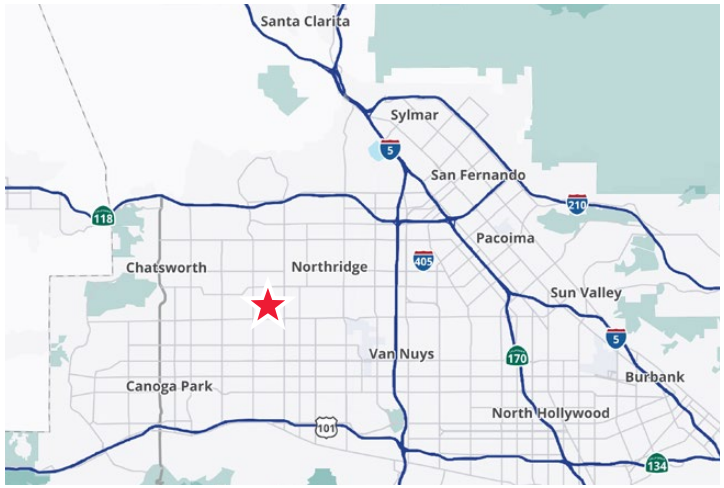
Building Highlights

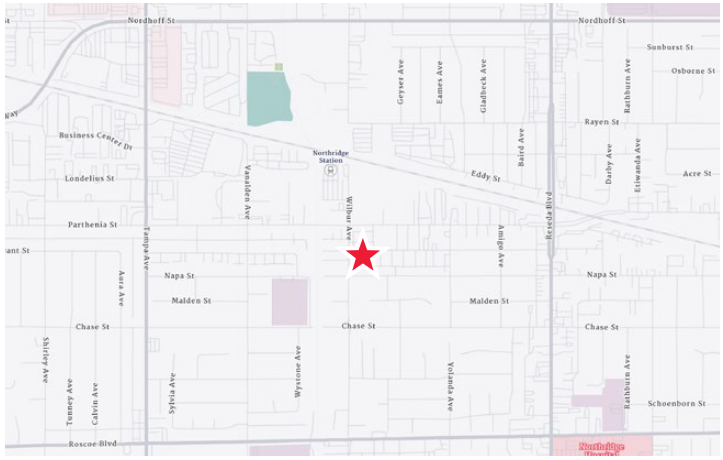
Versatile Warehouse & Manufacturing Facility

Divided Warehouse Allows For Separate Storage & Production

Fully Fenced Parking Lot with Automatic Electric Gates

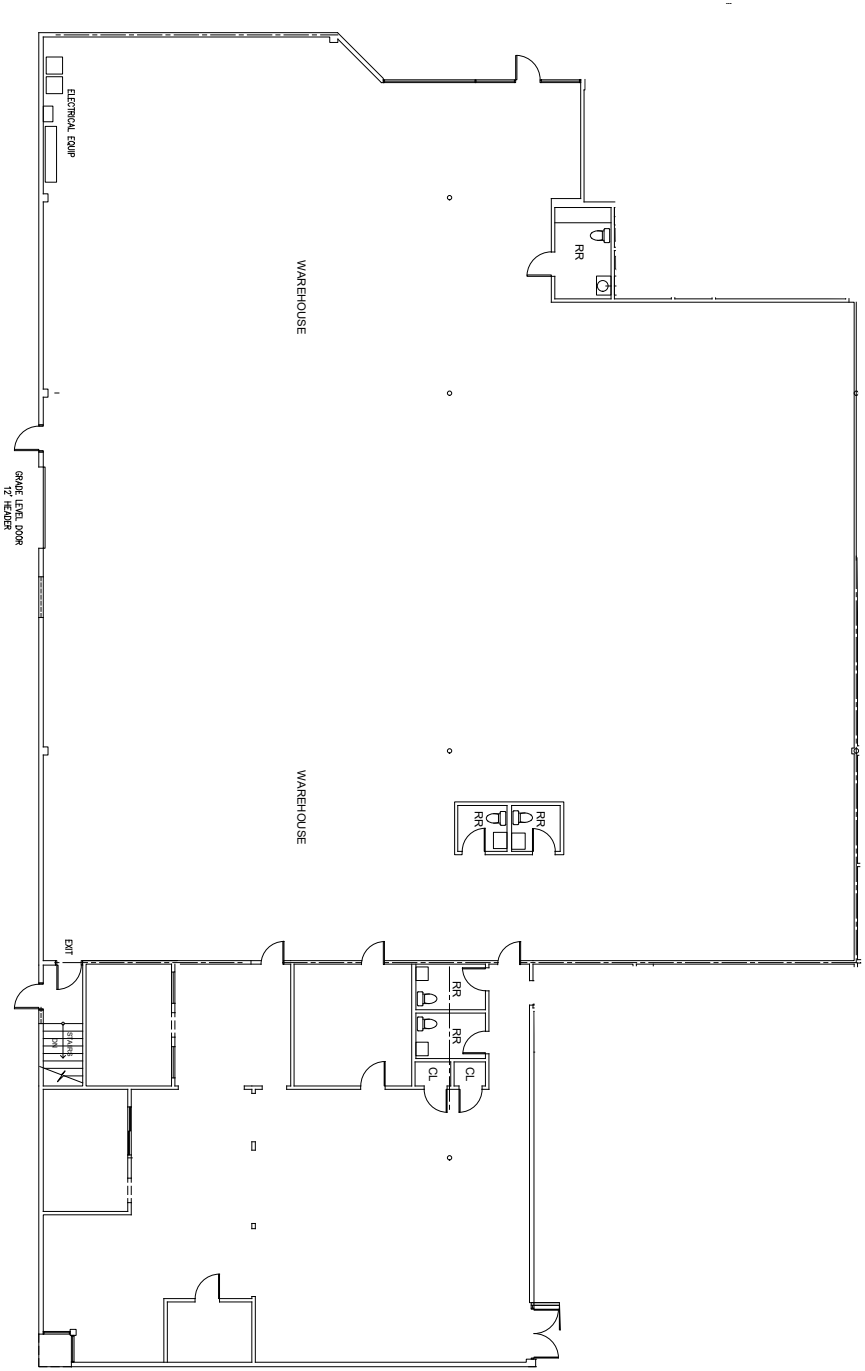
Fully HVAC'd





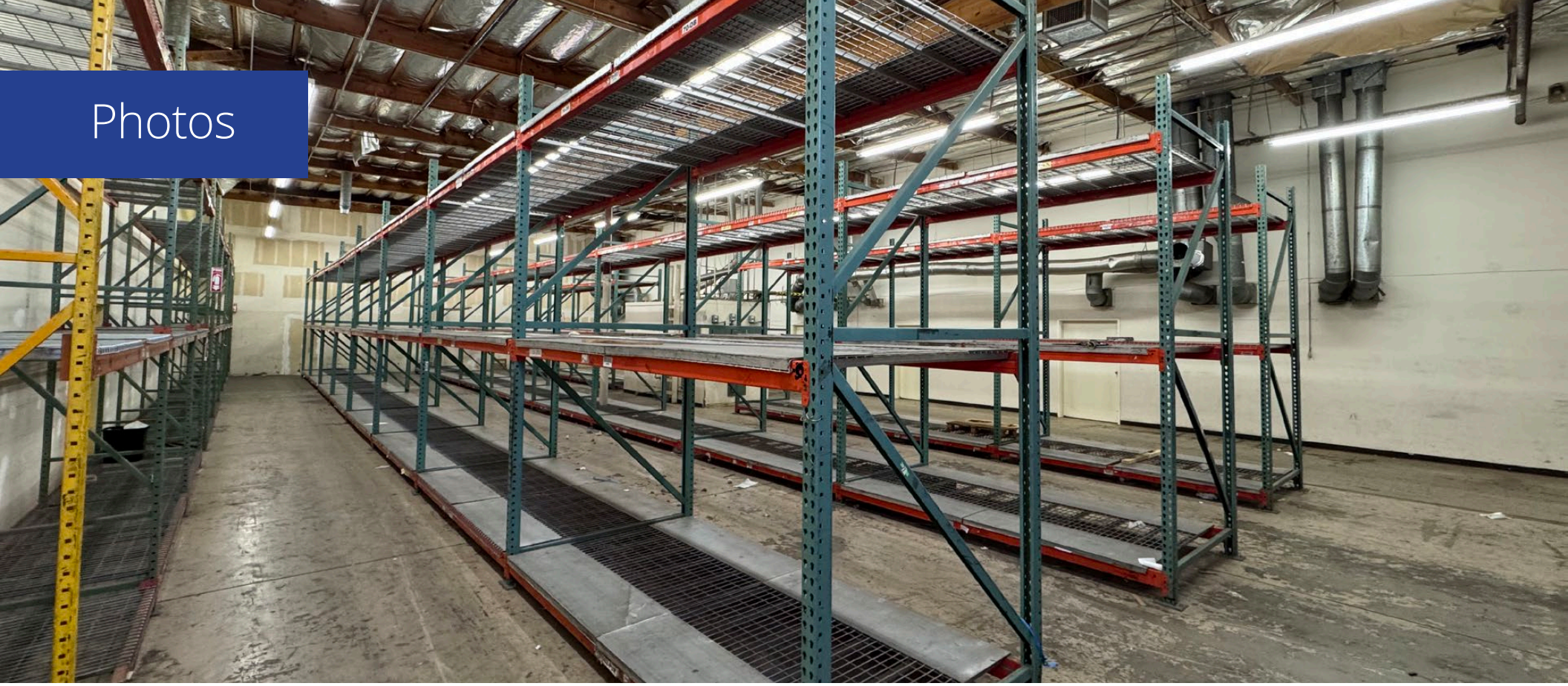
Specifications

Available SF	13,982
Monthly Rent	$13,842.18
Lease Rate PSF	$0.99 NNN
Clear Height	16’-18’
GL Doors	1
Power	600A, 120/208V, 3Ph, 4W
Parking Spaces	26 / 1.86:1 (Ratio)
Office SF	3,350
Restrooms	5
Yard	Fenced / Paved
Year Built	1979
Zoning	M1



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.

Photos



Accelerating success.

Contact Info

Kevin Carroll
License No. 02078759
+1 818 334 1892
Kevin.Carroll@colliers.com

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

Colliers
505 N Brand Blvd
Suite 1120
Glendale, CA 91203
www.colliers.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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.