For Lease or Sale

19,105 SF Industrial Building

2021 1st St

San Fernando, CA 91340



Accelerating success.

Billy Walk
License No. 01398310
+1 818 334 1898
William.Walk@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

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

Colliers
505 N Brand Blvd
Suite 1120
Glendale, CA 91203
www.colliers.com

Building Highlights

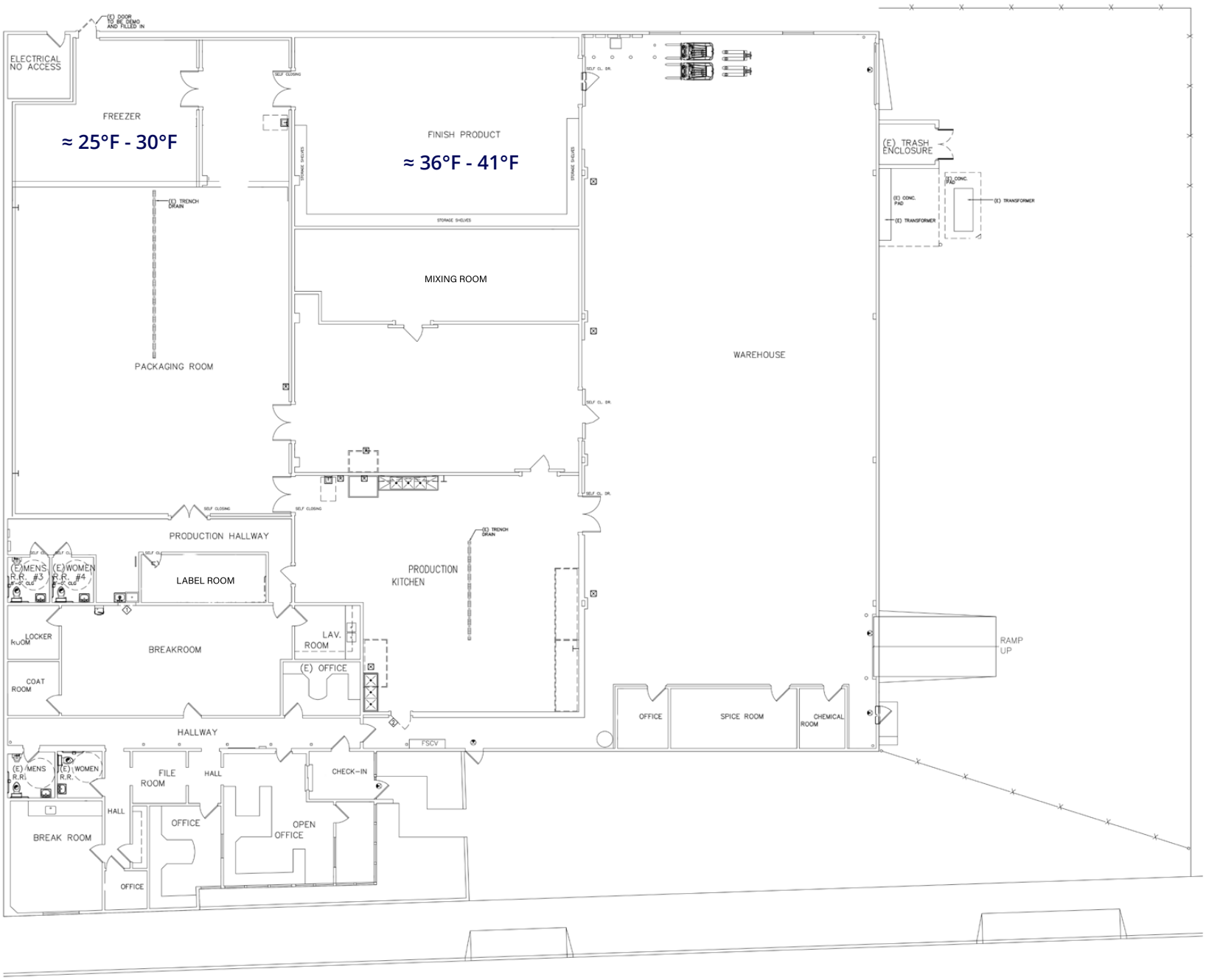
- Heavy Power
- Fenced Yard
- Dock High & Ground Level Loading
- Building Front Signage Available
- Walking Distance to Metrolink Station
- Easy Access to 5, 210, 118 & 405 Freeways

Available SF	19,105
Sale Price	$6,018,075
Sale Price/SF	$315
Monthly Rent	$33,433.00
Lease Rate/SF	$1.75 NNN / Op.Ex. $0.65
Lot Size	0.68 AC / 29,621 SF
Clear Height	11’
DH Doors / Dim	1 / 10’x10’
GL Doors / Dim	1 / 10’x10’
Power	1200A, 120/208V, 3Ph, 4W
Parking Spaces / Ratio	24 / 1.26:1
Office SF / #	2,940 / 7
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	M1
Possession	Now
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 or Buyer is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning.

Layout


(E) DOOR TO BE DEMO AND FILLED IN
ELECTRICAL NO ACCESS
FREEZER
≈ 25°F - 30°F
FINISH PRODUCT
≈ 36°F - 41°F
(E) TRASH ENCLOSURE
(E) CONC. PAD
(E) TRANSFORMER
(E) TRENCH DRAIN
MIXING ROOM
PACKAGING ROOM
WAREHOUSE
PRODUCTION HALLWAY
(E) MENS R.R. #3
(E) WOMEN R.R. #4
LABEL ROOM
PRODUCTION KITCHEN
LOCKER ROOM
BREAKROOM
LAV. ROOM
(E) OFFICE
COAT ROOM
RAMP UP
HALLWAY
OFFICE
SPICE ROOM
CHEMICAL ROOM
FSCV
(E) MENS R.R.
(E) WOMEN R.R.
FILE ROOM
HALL
CHECK-IN
BREAK ROOM
OFFICE
OPEN OFFICE
OFFICE

Photos











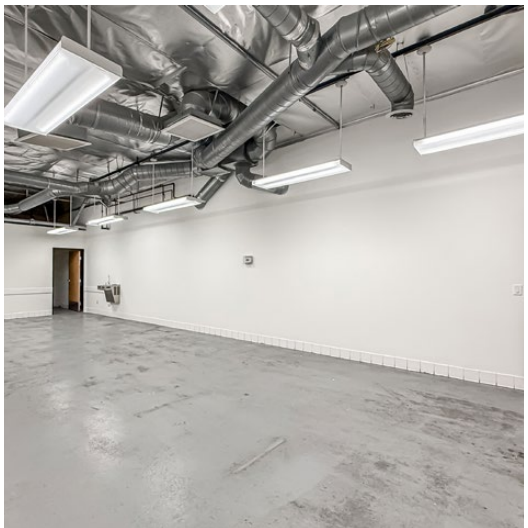


Photos





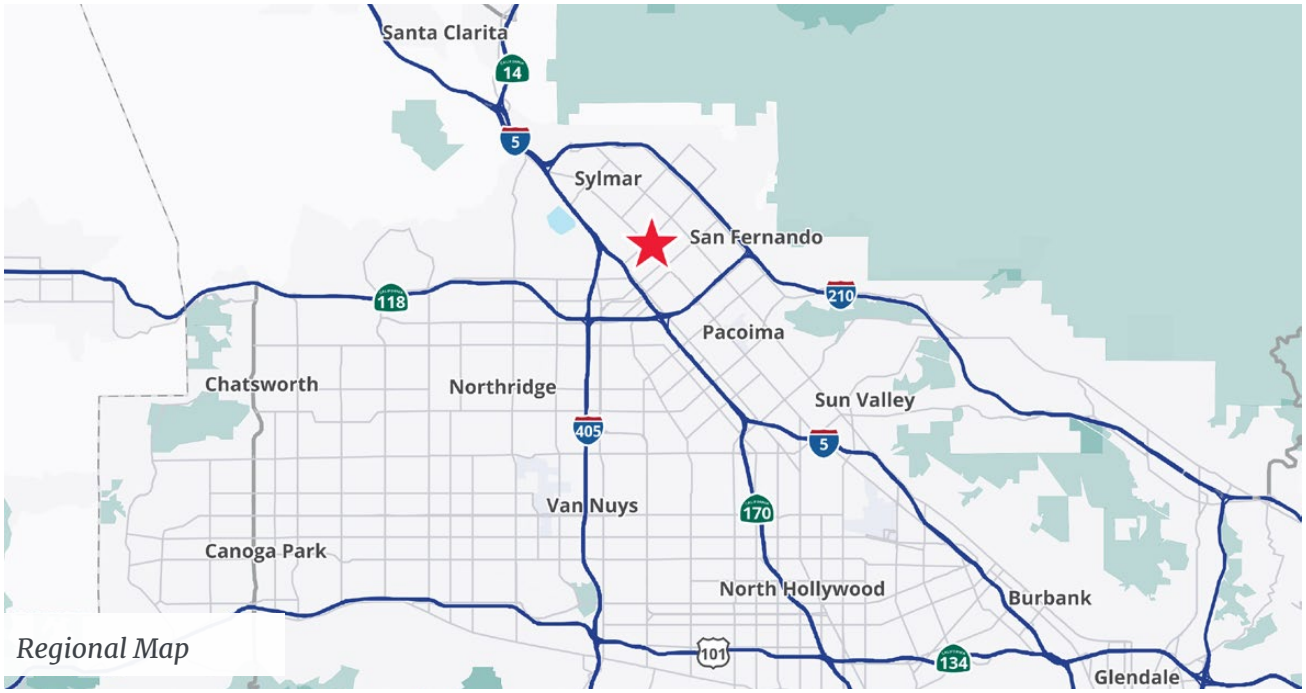


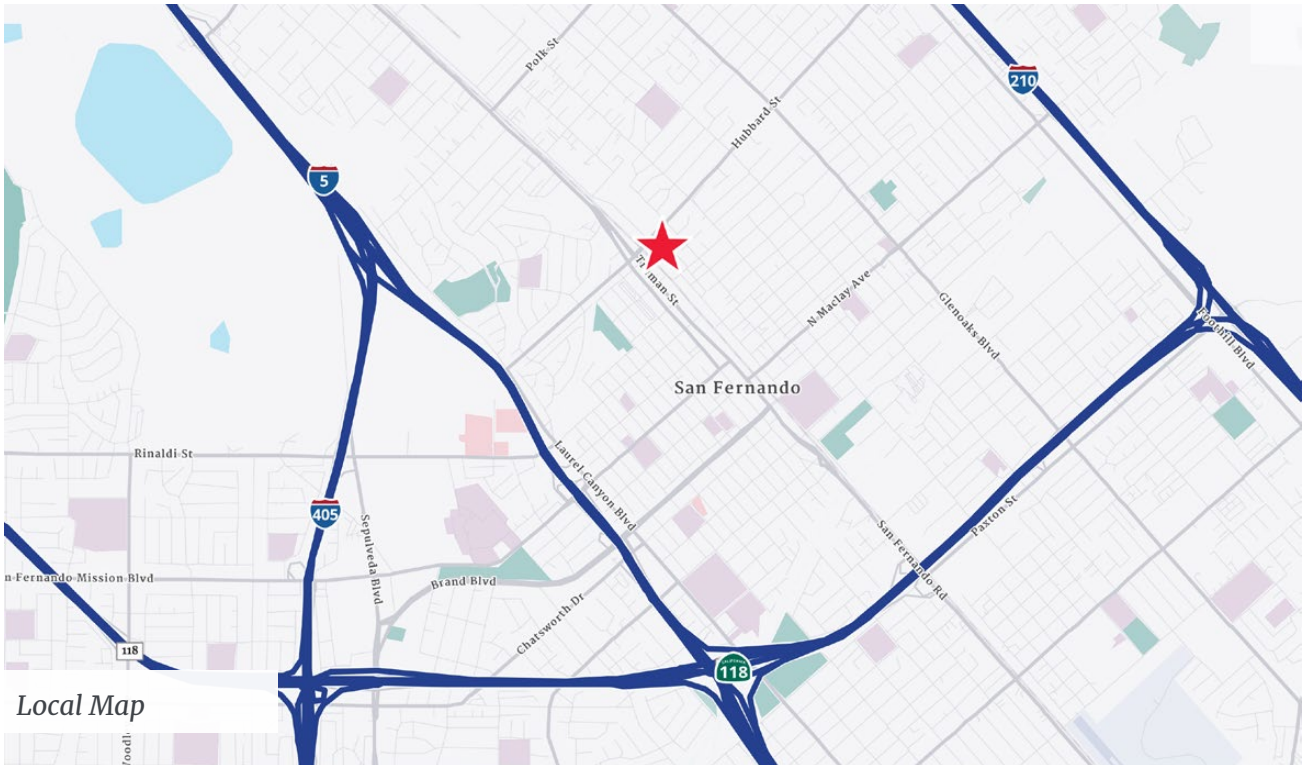

Freeway Access Map



Location Maps



Regional Map



Local Map



Contact Info

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