

**Available SF** 9,000 SF

**Industrial For Lease**
**Building Size** 15,600 SF

**Address:** 2500 N San Fernando Rd, Los Angeles, CA 90065

**Cross Streets:** San Fernando/Glendale Freeway

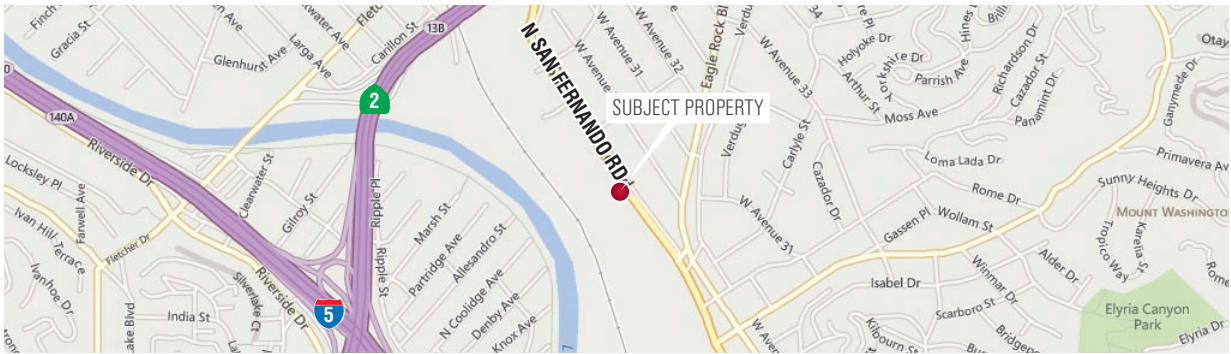
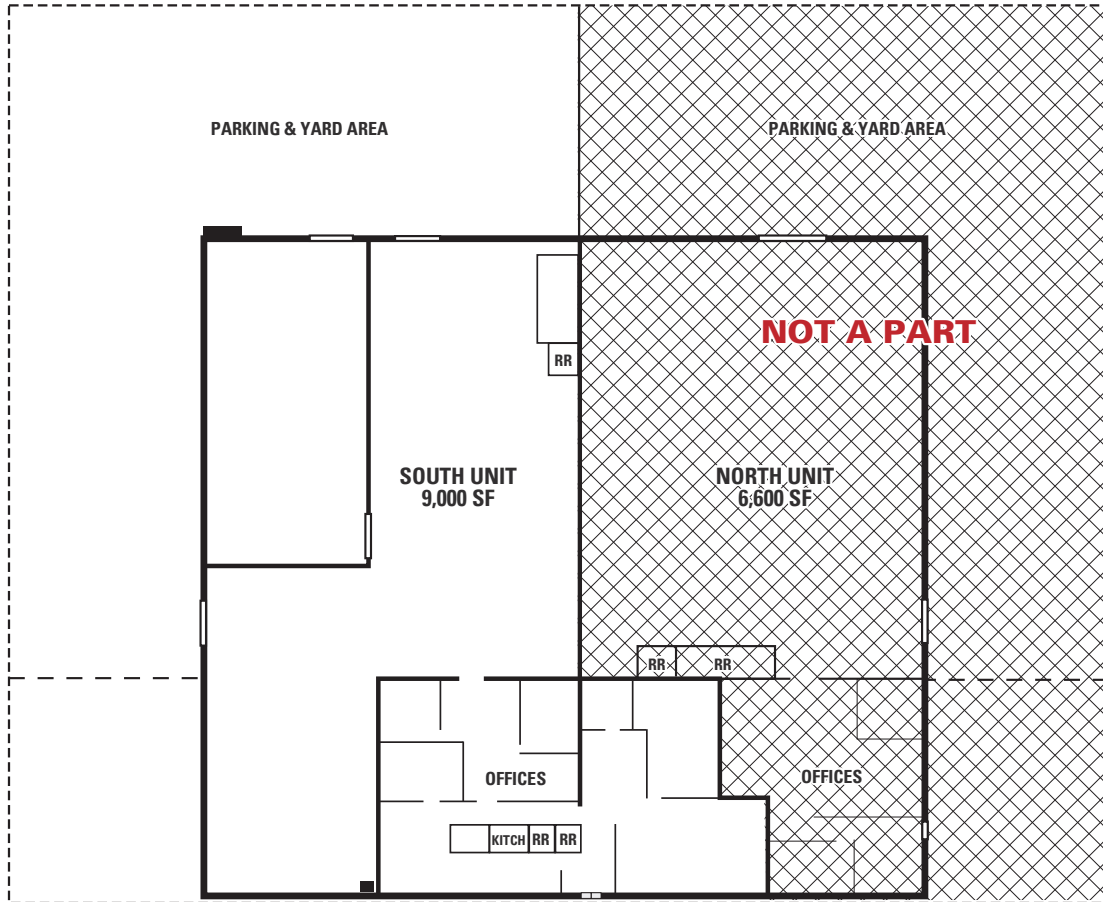
Near Glassell Park, Frogtown & Eagle Rock  
 Easy Access to 2 & 5 Freeways  
 Creative or Industrial Uses  
 20+ Parking Spaces

<b>Lease Rate/Mo:</b>	\$14,400	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	2,800 SF / 11
<b>Lease Rate/SF:</b>	\$1.60	<b>Clear Height:</b>	15'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	3	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	9,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	9,000 SF	<b>A: 200 V: 120/240 O: 1 W: 3</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Brick	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1953	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	07/01/2019
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 20 / Ratio: 2.3:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$17,268 / 2018	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Outlying Los Angeles
<b>Zoning:</b>	M1			<b>APN#:</b>	5457-002-003
<b>Listing Company:</b>	Lee & Associates				
<b>Agents:</b>					
<b>Listing #:</b>	22058782	<b>Listing Date:</b>	05/02/2019	<b>FTCF:</b>	CB000N00S000/A0AA
<b>Notes:</b>	Lease Terms: 3-5 Years w/COLA'S. Lessee must verify all info. Broker makes no representation or warranties. Special Features: Paved Yard. Zone (QJ)M1-1-CDO-RIO. Lot size estimated.				



# 9,000 SF INDUSTRIAL BUILDING FOR LEASE

2500 N SAN FERNANDO RD | LOS ANGELES, CALIFORNIA 90065



**NOTE:** Drawing not to scale. All measurements and sizes are approximate.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.