

13571

VAUGHN ST, UNIT B
San Fernando, CA 91340

CALIFORNIA COMMERCE CENTER

FOR LEASE: 65,550 SF INDUSTRIAL BUILDING



CBRE

www.cbre.us/lanorth



Excellent
Distribution
/ Warehouse
Facility



25' Clear Height



8 Dock High
Doors



Immediate Access
to 5, 118, 210 &
405 Freeways



Low NNN Charges
(\$0.17 PSF)

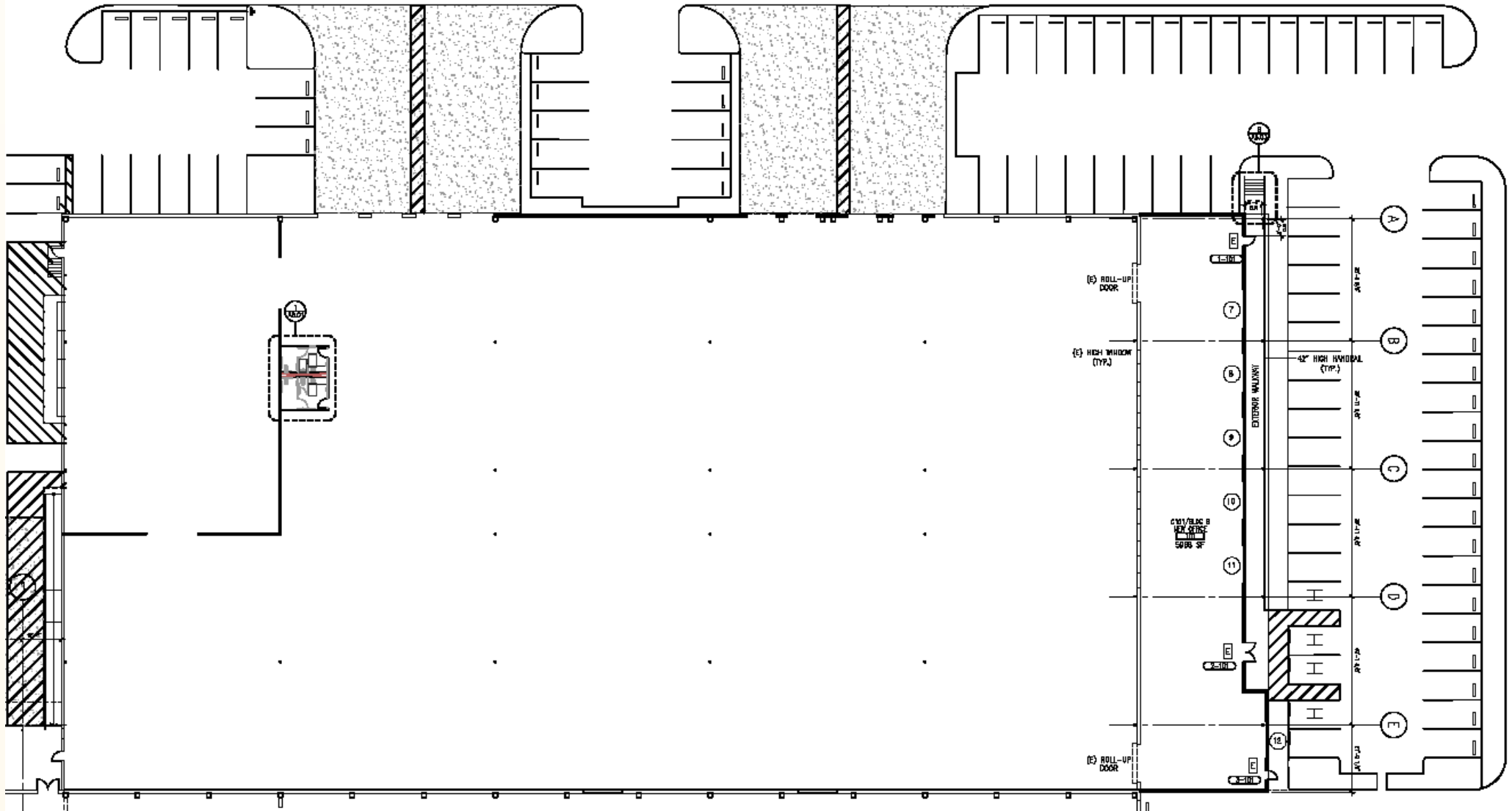
PROPERTY INFORMATION

AVAILABLE SF:	65,550
MONTHLY RENT:	\$57,684
LEASE RATE/SF:	\$0.88 NNN
OFFICE SF/#:	2,300 / 5
TRUCK HIGH DOORS:	8 (fully level truck apron)
SPRINKLERED:	Yes
MIN. CLEAR HEIGHT:	25'
CONSTRUCTION TYPE:	Tilt-up
YEAR BUILT:	1964
POWER:	A:800, V:277/480, P: 3, W: 4
PARKING SPACES/RATIO:	124 / 1.9:1
RESTROOMS:	4
ZONING:	M2
POSSESSION:	Immediate
TO SHOW:	Call Agent

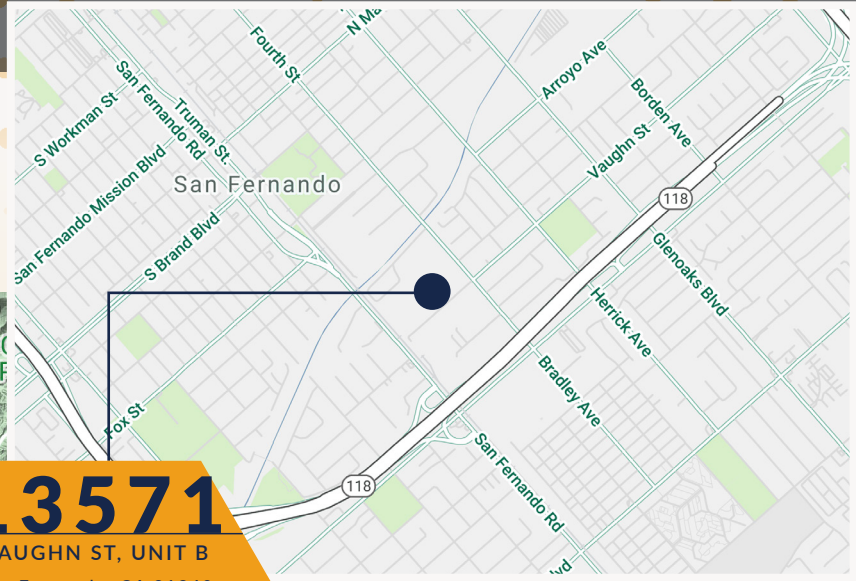
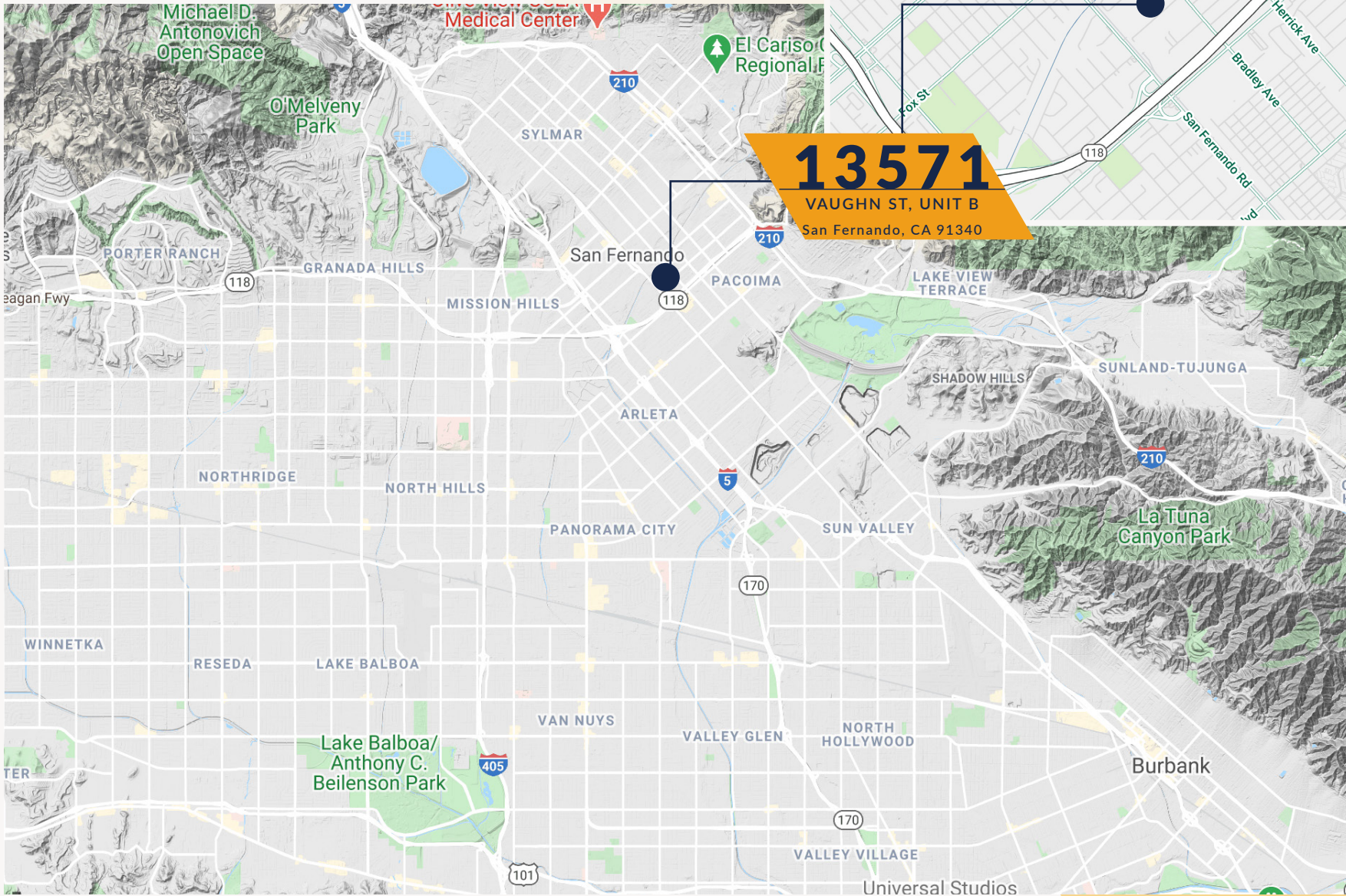
Notes: NNN charges: \$0.17 PSF/mo. Renovated in 2007.



LAYOUT



LOCATION MAPS



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CBRE

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