

10932 TUXFORD STREET SUN VALLEY, CA 91352

FOR SALE: 5,895 SF BUILDING ON 0.64 AC OF LAND



Attractive, Fully-Secured Building on an Oversized Concrete Yard

PROPERTY HIGHLIGHTS

- MINUTES TO 5 FREEWAY, BURBANK AIRPORT, STUDIOS
- BRIGHT, LIGHT-FILLED OFFICES W/ LOTS OF GLASS & WINDOWLINE
- 3 LARGE LOADING DOORS W/ BONUS MEZZANINE OFFICES & REAR STORAGE STRUCTURE
- GREAT FOR VEHICLE/EQUIPMENT STORAGE, DISPATCH, & MARBLE YARD
- CALL BROKER RE: EXISTING LEASE

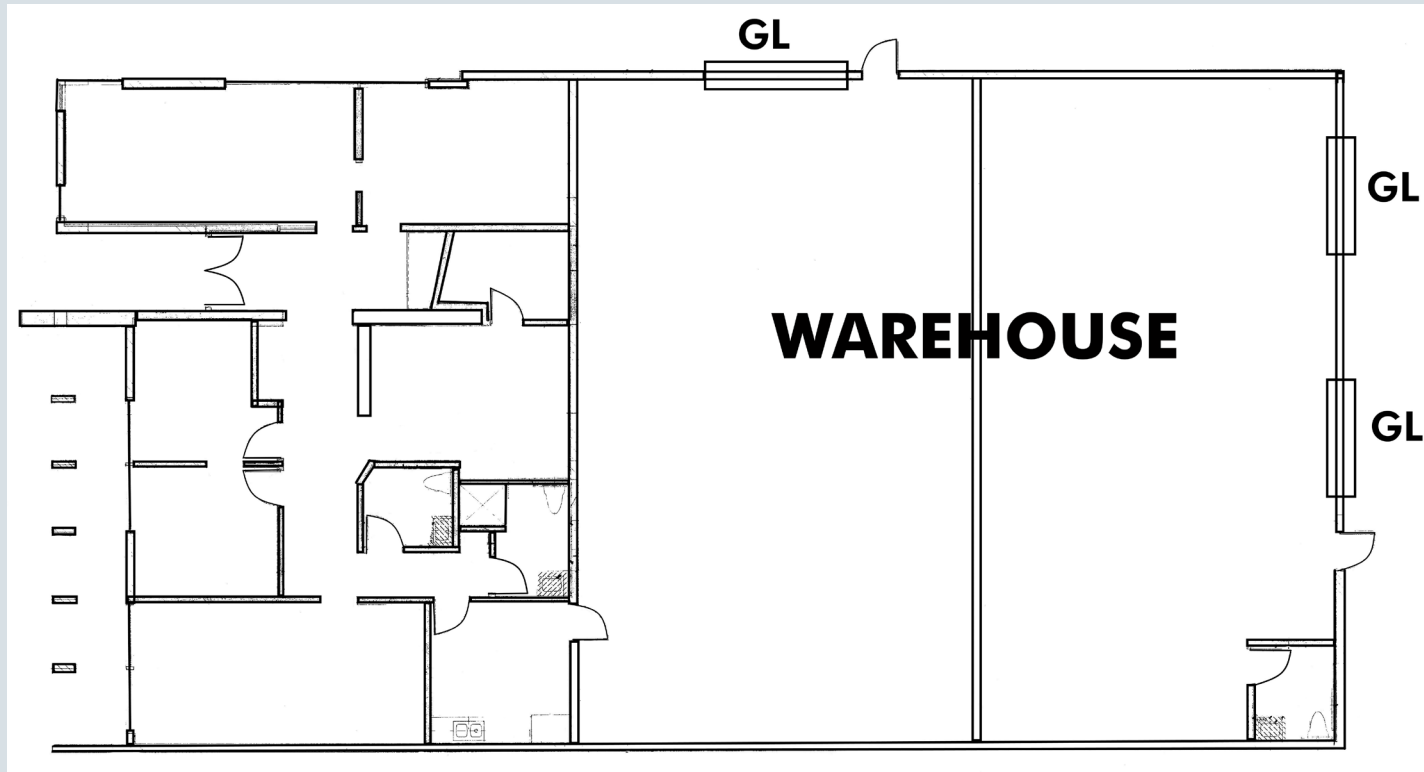
PROPERTY INFO

AVAILABLE SF:	5,895
SALE PRICE:	\$2,281,518.00
SALE PRICE/SF:	\$387.03
LOT SIZE:	0.64 AC / 27,678 SF
OFFICE SF/#:	2,508 / 6
GROUND LEVEL DOORS/DIM:	3 / (2) 13'x16' (1) 13'x12'
SPRINKLERED:	Yes
MIN. CLEAR HEIGHT:	14.5'

POWER:	A:600, V:240, P:3, W:4
PARKING SPACES/RATIO:	46 / 7.8:1
YARD:	Yes - Fenced/Paved
RESTROOMS:	3
ZONING:	M1
APN#:	2408-004-031
POSSESSION:	Close of Escrow
TO SHOW:	Call Agent

Notes: Ceiling clearance up to 18' minimum between beams. Approximately 1,206 SF office mezzanine built to code at time of construction but not included in available SF.

LAYOUT



PHOTOS



Attractive Free-Standing Building

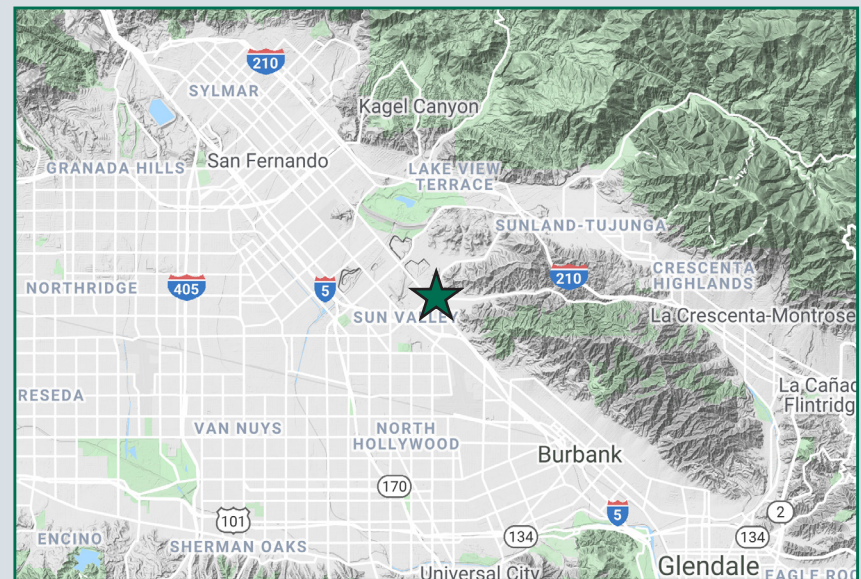
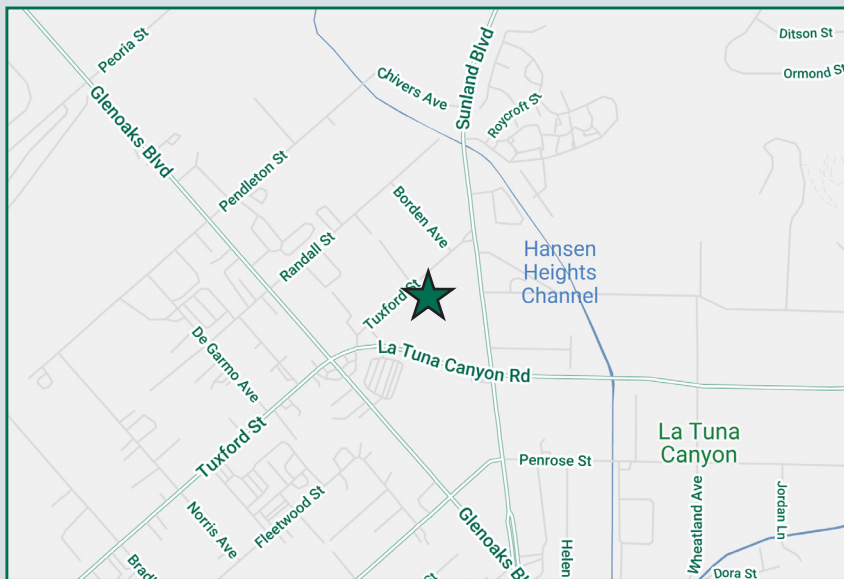
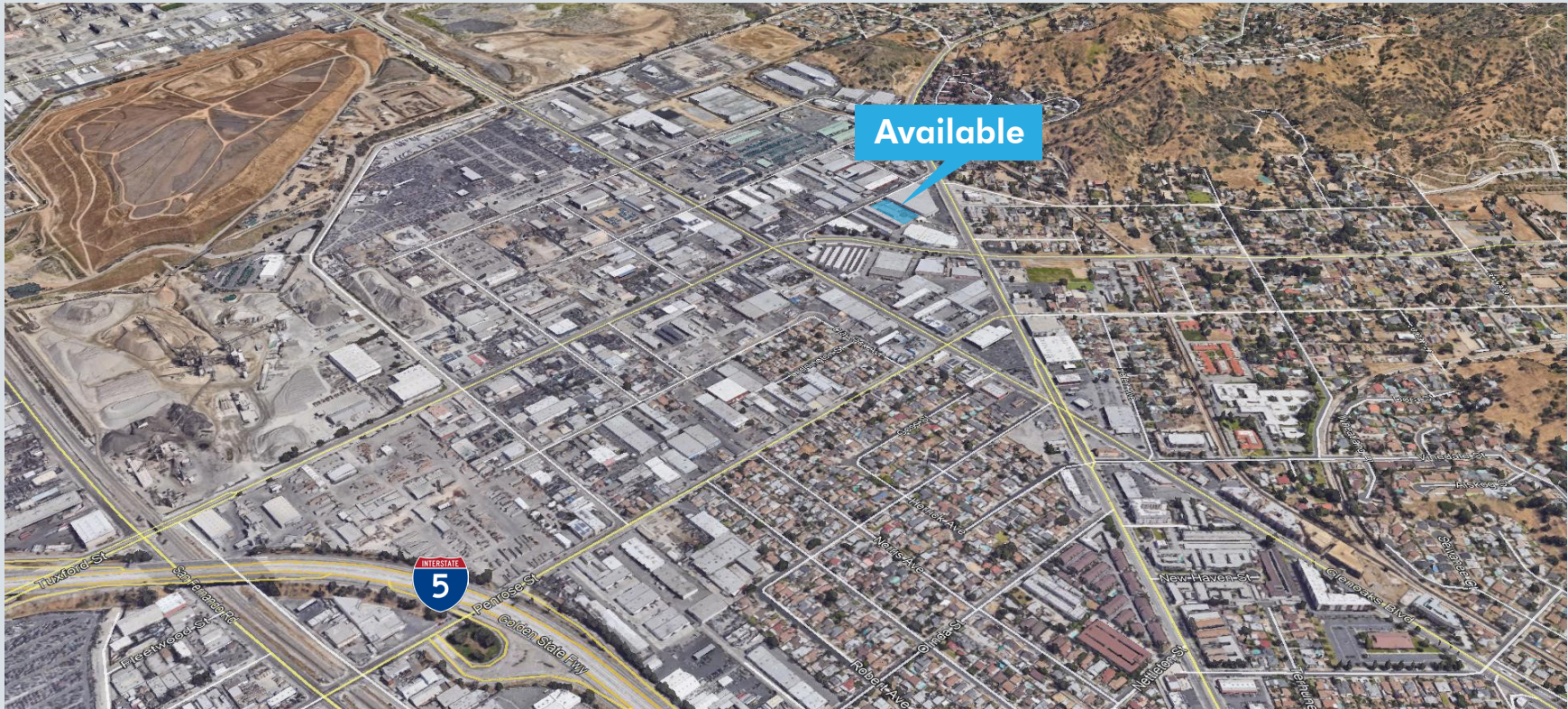


Offices with Abundant Natural Light



Functional Conference Room

AERIALS/LOCATOR MAPS



10932 Tuxford Street
Sun Valley, CA 91352

PLEASE CONTACT:

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