

Available SF 15,004 SF

Industrial For Lease

Building Size 15,004 SF



**Property Name:** Shadow Mountain Industrial Park  
**Address:** 9455 Chivers Ave, Sun Valley, CA 91352  
**Cross Streets:** Pendleton St/Chivers Ave

\*Shadow Mountain Industrial Park\*  
 \*East Valley's Premier Business Center\*  
 \*High Image, Free Standing, Concrete Tilt-Up\*  
 \*20' Clearance & Truck High Loading\*  
 \*Close Proximity to 5 & 210 Freeways & Burbank Airport\*  
 \*Secured, Fenced Parking\*

**Lease Rate/Mo:** \$16,804  
**Lease Rate/SF:** \$1.12  
**Lease Type:** Net  
**Available SF:** 15,004 SF  
**Minimum SF:** 15,004 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M1

**Sprinklered:** Yes  
**Clear Height:** 20'  
**GL Doors/Dim:** 1  
**DH Doors/Dim:** 2  
**A: 400 V: 277/480 O: 3 W: 4**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 1987  
**Whse HVAC:**  
**Parking Spaces:** 26 / **Ratio:** 1.7:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 4,141 SF / 9  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 2,155 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 11/01/2020  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2408-040-032

**Listing Company:** CBRE

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**Listing #:** 24885493

**Listing Date:** 08/05/2020

**FTCF:** CB300N000S000/A0AA

**Notes:** One dock served by GL ramp. Occupied - Call broker to show.