

4,600 SF FOR LEASE

8131 Clybourn Ave.
Sun Valley, CA 91352



PROPERTY INFO:

LEASE RATE/SF:	\$1.45 G
MONTHLY RENT:	\$6,670
AVAILABLE SF:	4,600
OFFICE SF/#:	750 / 1
OFFICE HVAC:	Yes
GROUND LEVEL DOORS:	1 / 10' x 12'
CLEAR HEIGHT:	12'

POWER:	A:200, V:240, P:3, W:4
PARKING SPACES/RATIO:	8 / 1.7:1
RESTROOMS:	2
ZONING:	M2
APN#:	2407-025-008
POSSESSION:	Immediate
TO SHOW:	Call Agent

Notes: CAM Charge: \$0.05 PSF/month

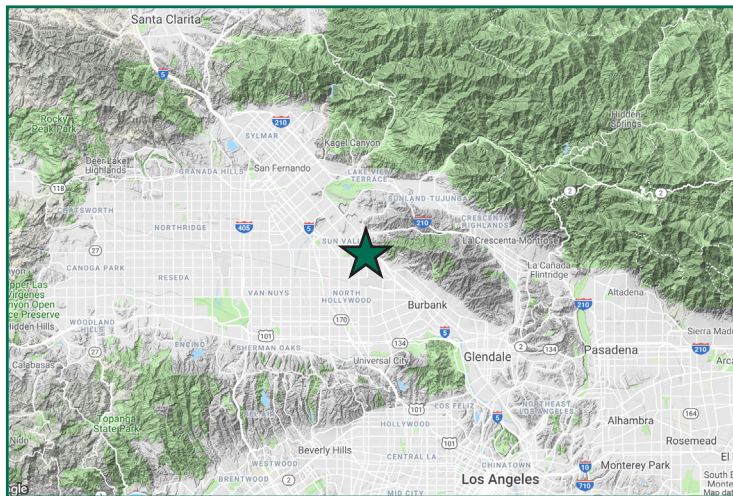
PROPERTY HIGHLIGHTS:

- + MISSION INDUSTRIAL PARK
- + RECENTLY RENOVATED
- + ADJACENT TO 5 FREEWAY & BURBANK AIRPORT
- + NEW, CREATIVE OFFICE IMPROVEMENTS
- + CLEAN, EFFICIENT, LIKE NEW WAREHOUSE SPACE

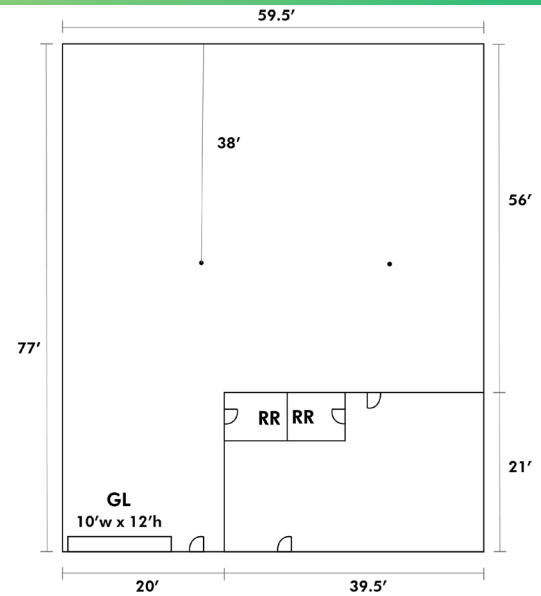
PHOTOS:



LOCATOR MAP:



LAYOUT:



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