

INDUSTRIAL PROPERTY FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

8837 LANKERSHIM BOULEVARD

SUN VALLEY, CA 91352

RANDY STEVENSON

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SUITE 200
GLENDALE, CA 91202
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CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$1,475,000
Lot Size:	6,248 SF
Year Built:	2000
Building Size:	4,388 SF
Zoning:	(F)CM-1-CUGU
Power:	200 amps of 3 phase power
Price/SF:	\$336.14
APN:	2631-012-058

PROPERTY OVERVIEW

Very clean industrial building available for an owner-user; the property has approximately 3,500 square feet on the ground floor comprised of approximately 2,500 square feet of nicely appointed office area including glass shaker doors, sidelights, ceiling fans, and can lights (reception, 2 bullpen areas, 4 private offices, kitchen and 2 restrooms) and 1,000 square feet of warehouse; there is approximately 900 square feet of office (2 offices, restroom and kitchen) on the second floor of the building; 19' high ceiling; gated, concrete yard striped for 8 parking spaces (4 tandem of which 1 is handicapped); possibility to lease additional parking spaces across the street if necessary; 10'x12' loading door has been filled in with aluminum finish storefront glass system; building is sprinklered

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.

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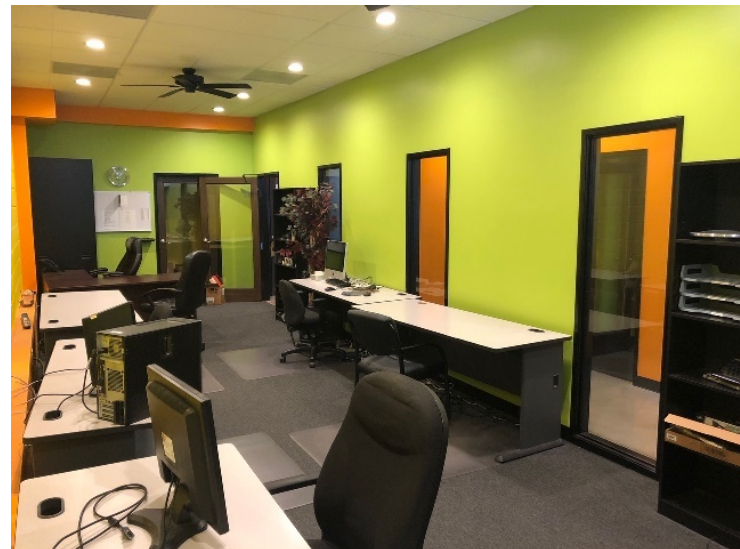
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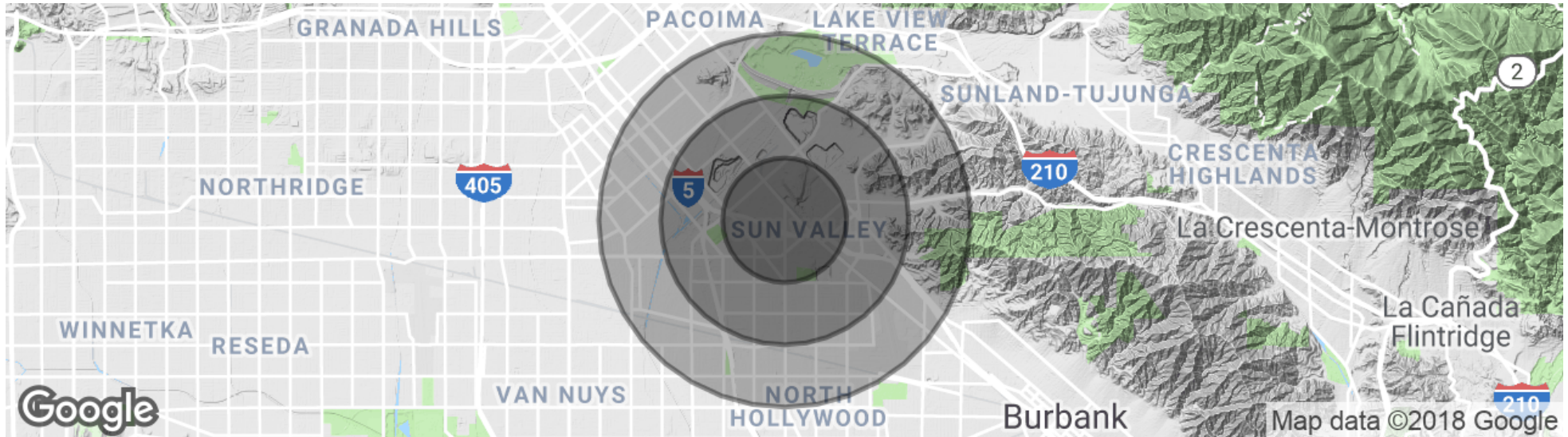
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,466	76,028	176,645
Median age	33.6	32.2	32.1
Median age (Male)	32.4	31.8	31.5
Median age (Female)	34.1	32.6	32.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,294	19,813	47,315
# of persons per HH	4.1	3.8	3.7
Average HH income	\$56,946	\$57,032	\$58,387
Average house value	\$459,881	\$434,693	\$455,249

* Demographic data derived from 2010 US Census

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