

7531 WHEATLAND AVENUE

SUN VALLEY

Sun Valley CA

SITE

CLYBOURN AVE

SATICON ST

WHEATLAND AVE

FOR SALE 4,200 FOOT FREE STANDING INDUSTRIAL BUILDING

Exclusively Offered by:

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NAI Capital Commercial
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Encino, CA 91436
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW

Property Highlights

Address

7531 Wheatland Avenue, Sun Valley CA

Asking Price

\$1,800,000.00

Building Area

4,200 SF

Land Area

8,749 SF

Year Built

1993

Loading Doors

12X13.5 Power Rollup Door

Clearance

15.5

Power:

120/240V 400A 3 Phase 4 Wire

Parking

8 spaces

Office

1,556 Feet

Zoning

M1-1

APN

2466-029-017



Amenities

- 8 Parking Spaces
- 120/240V 400A 3 Phase 4 Wire
- 15.5 Foot Clear
- 12x13.5 Power Roll Up Door
- Sprinkered
- Bonus Mezzanine: 1,989 Feet
- Gated Secured Lit Yard w Power Gate
- 2 ADA Restrooms, w Shower & Urinal
- Security Cameras throughout with Security Monitors
- Office: 1,556 Feet
- Ceiling Fans & Skylights
- Warehouse Wash Bay/Sink
- Overhead Hoist Crane
- (2) 110 Power Drops
- Well Distributed Power throughout Including Mezzanine
- LED Throughout Office
- Admin Filing Nook
- Build in File Cabinets & Desks
- Full Kitchen with Sink & Lunchroom
- Executive Office w Drafting Table





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Sun Valley, CA



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AERIAL MAP



7531 Wheatland Avenue, Sun Valley

LOCATION MAP



7531 Wheatland Avenue, Sun Valley

San Fernando Valley

Originally, the San Fernando Valley was envisioned as one of the quintessential suburbs of America, where average Americans could find affordable housing and commute to one of the numerous industries that has driven growth in Los Angeles. While most of the iconic portions of the city of Los Angeles are in the Los Angeles basin, nearly half of the population of the City of Los Angeles reside in the San Fernando Valley. Unlike other regions of Los Angeles County, which are subdivided into several smaller cities and municipalities, nearly the whole of the San Fernando Valley remains incorporated in the City of Los Angeles. The few exceptions are Glendale, Burbank, San Fernando, Hidden Hills and Calabasas. The San Fernando Valley is defined and bounded by the Simi Hills to the West, the Santa Susana Mountains, and the San Gabriel Mountains to the north, the Chalk Hills to the south, and the Verdugo Mountains to the east.

The economy of the San Fernando Valley is diverse and based around several principal industries, including the entertainment industry, aerospace, and manufacturing industries. In entertainment, the valley is home to well-known studios, including The Walt Disney Company, NBCUniversal, CBS, ABC, and Warner Bros. In aerospace, Northrop Grumman, Rocketdyne, Crane Aerospace & Electronics, and Spectrolab, Inc., all have major manufacturing facilities within the San Fernando Valley.

The San Fernando Valley primarily relies upon freeways and the interstate system for its transportation. The Interstate 405, US Route 101, the Interstate 5, the State Route 118, the Hollywood Freeway, and the Interstate 210 all serve the San Fernando Valley and connect it to the surrounding environments. The region is also connected to the Greater Los Angeles Area by the Metrolink, the Redline Metrorail to North Hollywood, and the Orange Line Metro busway.

Why NAI Capital

At NAI Capital, our goal is to provide our clients with the information they need to make informed decisions, seize market opportunities and execute real estate strategies that make sense today as well as long-term. Our professionals are specialists, focusing on one or more of the following property types – office, industrial, retail, multifamily, medical and land. Buyers, sellers, lessors and lessees look to us for a comprehensive approach to transactions. In addition to site selection and sale negotiations, we also provide:

- **Comprehensive analysis of real estate needs**
- **Interpretations of market trends relevant to your initiatives**
- **Occupancy projections and budgeting**
- **Assist in identifying debt and/or equity sources**

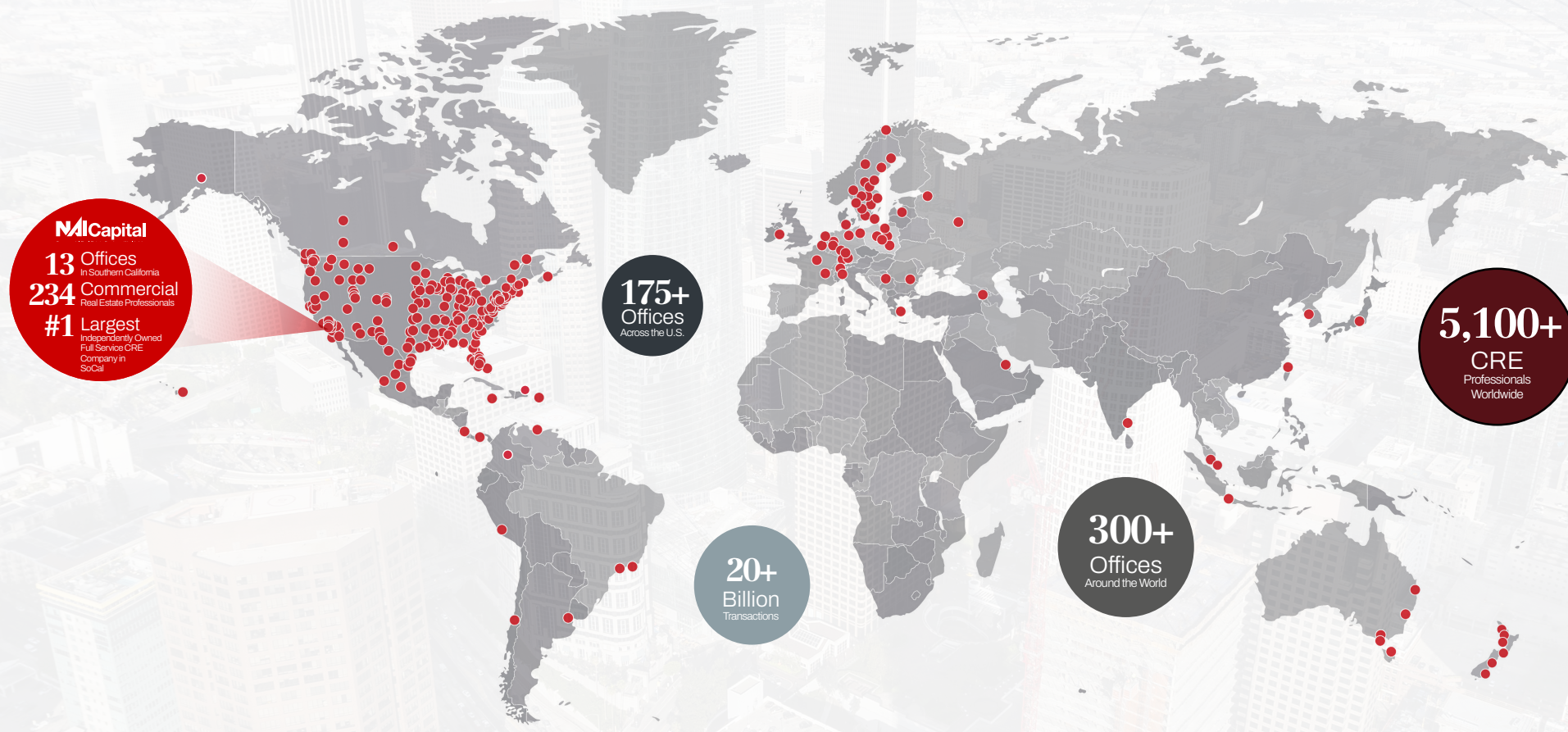
Owners and landlords rely on NAI Capital for value-added brokerage services, including:

- **Qualification of prospects**
- **Recommendations on pricing and positioning for long-term value**
- **Analysis of the competition and their affect on your business objectives**
- **Maximization of occupancy levels**
- **Demand based project leasing**

NAI Capital offers a full range of commercial real estate brokerage services to meet the needs of real estate owners, occupants and investors.

With coverage throughout the world, NAI Capital brokerage professionals provide local market knowledge whether you are looking to lease, acquire or dispose of a single property or a portfolio of properties.

Our professionals do more than simply facilitate a transaction. They work closely with clients to assess the ways in which real estate issues relate to—and can contribute to—an organization's strategic business objectives. To achieve each client's goals, we tap the experience of our local offices and specialty groups as well as our world-class market research. The unmatched combination of NAI Capital's detailed analysis, specialty expertise, extensive properties database and local market knowledge allow our professionals to provide customized solutions that support business and real estate objectives.



The Power Of Our Global Network

NAI Capital leverages the power of NAI Global's network; the world's largest managed network of commercial brokerage firms, consisting of 5,100 professionals in 300 offices worldwide and over \$20 Billion in annual transactions. No two people or real estate assignments are alike. What makes NAI Capital different? It's the way we bring people and processes together within a collaborative and entrepreneurial network. It is a strategy that we use to exceed our clients' expectations. Whatever your real estate needs, we are ready to implement a powerful network, built around you.



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