

Available SF 34,204 SF

Industrial For Lease

Building Size 36,112 SF


Address: 1106 - 1110 Arroyo St, San Fernando, CA 91340

Cross Streets: Arroyo St/Dronfield Ave

Great Central Valley Access to Freeways
 Heavy Power (1,200 amps) & Floor Drains
 Secure / Fenced Property / Sprinklered
 Two (2) Truck High Door & Multiple Ground Level Bays
 Executive Restrooms w/Shower

Lease Rate/Mo:	\$42,755	Sprinklered:	Yes	Office SF / #:	1,690 SF / 4
Lease Rate/SF:	\$1.25	Clear Height:	15'-17'	Restrooms:	5
Lease Type:	Modified Gross	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Available SF:	34,204 SF	DH Doors/Dim:	2 / 10'x12'	Finished Ofc Mezz:	0 SF
Minimum SF:	34,204 SF	A: 800 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1972R19	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	03/01/2025
Sale Price/SF:	NFS	Parking Spaces: 37 / Ratio: 1.1:1/		Vacant:	No
Taxes:	\$54,789 / 2019	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	East SFV
Zoning:	M2-1-CUGU			APN#:	2514019023

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scott@lee-re.com), [Erica Balin 818-444-4912](mailto:erica@lee-re.com)
Listing #: 41762081

Listing Date: 01/15/2025

FTCF: CB250N000S000

Notes: Lessee to independently verify all info contained herein. Broker/Owner make no representations & cannot verify it's accuracy. \$0.065/psf CAM. 2nd power panel 400a-120/208v-3p. GL Doors (1)12x12; (1)10x12; (1)14x14. Approx 4,200 SF metal bldg.