

Available SF 34,204 SF

Industrial For Lease

Building Size 36,112 SF


Address:

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: \$34,204
Lease Rate/SF: \$1.00
Lease Type: Modified Gross / Op. Ex: \$0.07
Available SF: 34,204 SF
Minimum SF: 34,204 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$54,789 / 2019
Yard: No
Zoning: M2-1-CUGU

Sprinklered: Yes
Clear Height: 15'-17'
GL Doors/Dim: 3
DH Doors/Dim: 2 / 10'x12'
A: 800 V: 277/480 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1972R19

Whse HVAC:
Parking Spaces: 37 / **Ratio:** 1.1:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,690 SF / 4
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: East SFV
APN#: 2514019023

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica.balin@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. Call broker regarding rental increases.