

# Lease Availability Report

## 1901 1st St

San Fernando, CA 91340 - East San Ferndo Villy Submarket



### BUILDING

|                |                    |
|----------------|--------------------|
| Type:          | Class B Industrial |
| Subtype:       | Manufacturing      |
| Tenancy:       | Multiple           |
| Year Built:    | 1951               |
| RBA:           | 14,800 SF          |
| Floors:        | 1                  |
| Typical Floor: | 14,800 SF          |
| Ceiling Ht:    | 10'                |

### AVAILABILITY

|                  |             |
|------------------|-------------|
| Min Divisible:   | 4,200 SF    |
| Max Contig:      | 14,800 SF   |
| Total Available: | 14,800 SF   |
| Asking Rent:     | \$16.32/NNN |

### EXPENSES

|        |               |
|--------|---------------|
| Taxes: | \$1.27 (2021) |
|--------|---------------|

### SPACES

| Floor | Use        | Type   | SF Avail       | Fir Contig | Bldg Contig | Rent        | Occupancy | Term       |
|-------|------------|--------|----------------|------------|-------------|-------------|-----------|------------|
| P 1st | Industrial | Direct | 4,200 - 14,800 | 14,800     | 14,800      | \$16.32/NNN | Vacant    | Negotiable |

### SALE

Last Sale: Sold on Sep 5, 2006 for \$1,600,000 (\$108.11/SF)

### LOADING

|              |      |             |            |
|--------------|------|-------------|------------|
| Docks:       | None | Drive Ins:  | 1 tot./8'h |
| Cross Docks: | None | Rail Spots: | None       |

### POWER & UTILITIES

|            |                        |
|------------|------------------------|
| Power:     | 1,400a 3p Heavy        |
| Utilities: | Lighting, Sewer, Water |

### FEATURES

Air Conditioning, Reception

### LAND

|            |                  |
|------------|------------------|
| Land Area: | 0.53 AC          |
| Zoning:    | M1, San Fernando |
| Parcel     | 2520-002-023     |



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**TRANSPORTATION**

|                |  |
|----------------|--|
| Parking:       | 28 Surface Spaces are available; Ratio of 1.89/1,000 SF                    |
| Commuter Rail: | 2 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line) |
| Airport:       | 16 minute drive to Bob Hope Airport  |

**KEY TENANTS**

|                               |           |                 |        |
|-------------------------------|-----------|-----------------|--------|
| Northridge Mills Holdings Inc | 14,800 SF | Howard Barmazel | 500 SF |
|-------------------------------|-----------|-----------------|--------|

