

FOR LEASE

956-972 GRISWOLD AVENUE
SAN FERNANDO | CA



3
DOCK WELL



HIGH
POWER



FENCED
YARD



52
PARKING



\$0.95 NNN
LEASE RATE/SF

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41,910 SF INDUSTRIAL

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INDUSTRIAL

956-972 GRISWOLD AVENUE
SAN FERNANDO | CA

FOR LEASE

ABOUT
THE
PROPERTY

DAUM
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

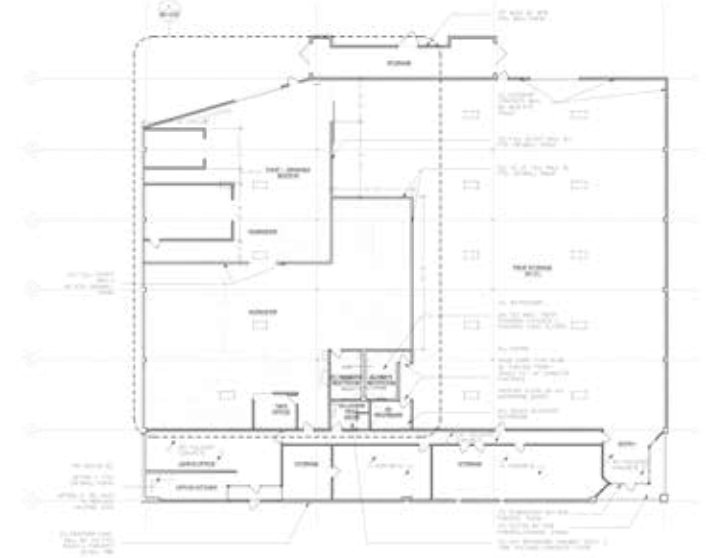
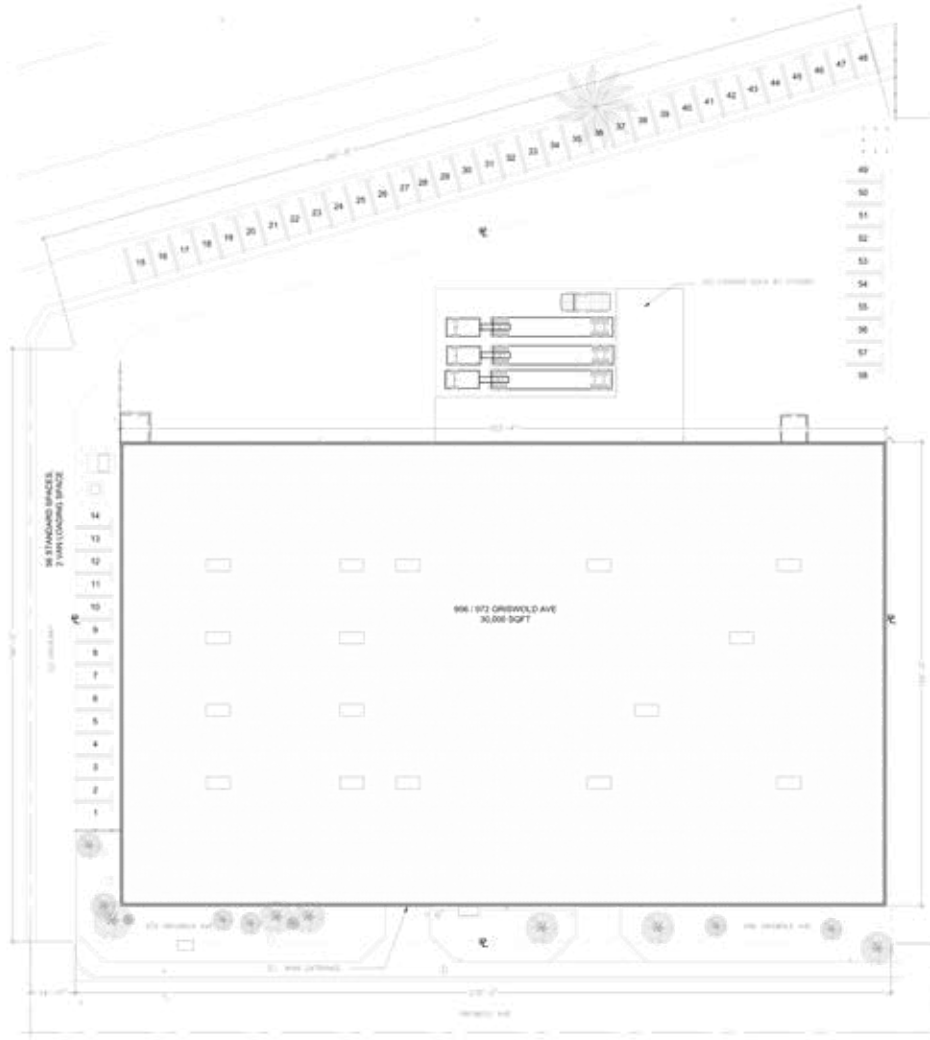
- 41,910 SF Freestanding Building
- 3,720 SF New High Image Office Space
- Potential for an additional 10,000 SF next door
- Clear height 18-21'
- 52 Parking Spaces
- Power Service: 1,200 amps/120-240/ 3-phase/4 wire
- 3 Ground level loading
- Dock well to accommodate three trucks
- Private fenced rear yard
- Sprinklers throughout the building



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**PROPERTY
SITE &
FLOOR
PLAN**

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INDUSTRIAL

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SAN FERNANDO | CA

FOR LEASE



PROPERTY
PHOTOS
INTERIOR

DAUM
COMMERCIAL REAL ESTATE SERVICES

41,910 SF
INDUSTRIAL

FOR LEASE
956-972 GRISWOLD AVENUE
SAN FERNANDO | CA

AMENITIES MAP

RESTAURANTS

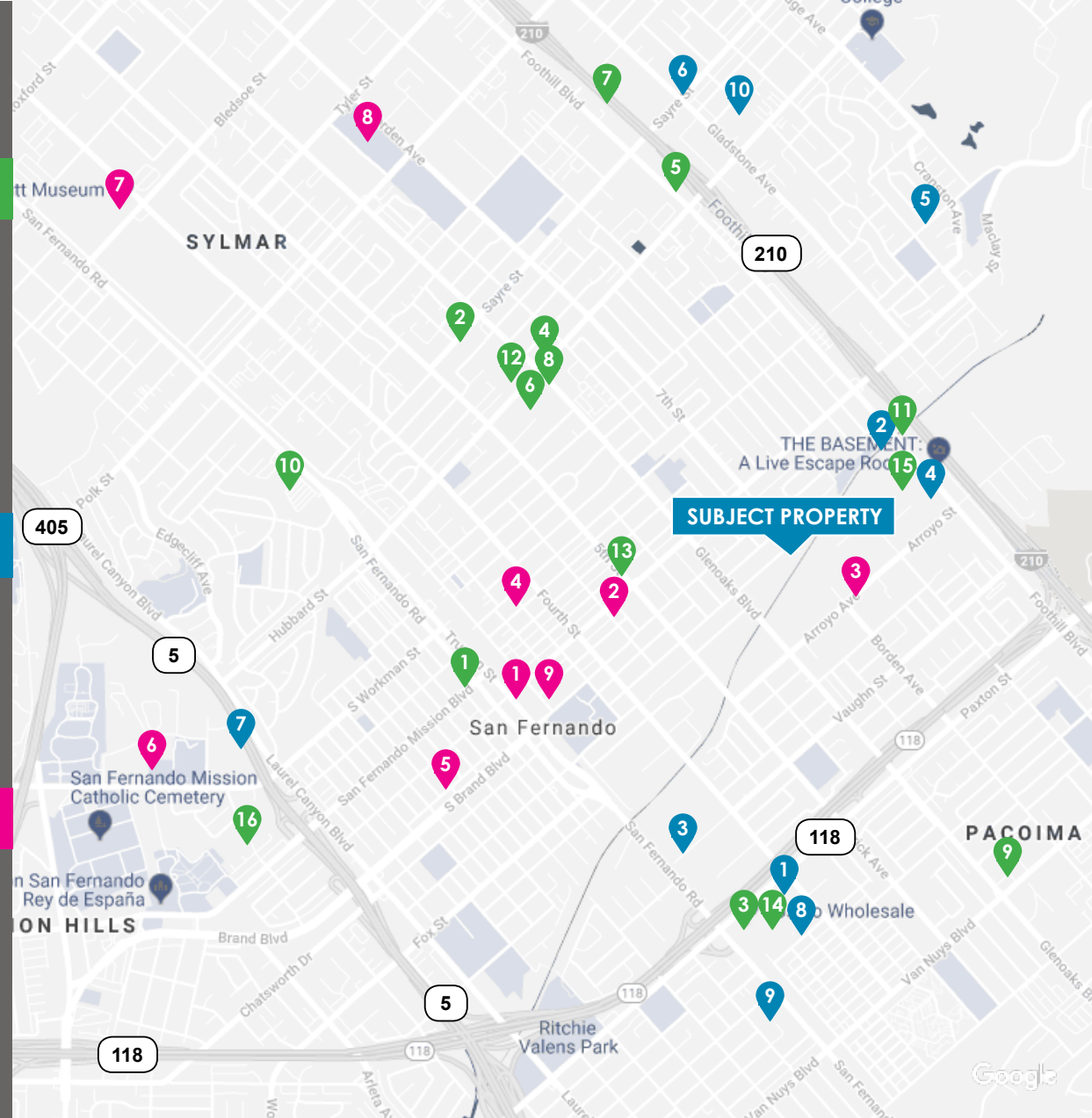
- | | |
|-------------------------------|---------------------------------------|
| 1. Starbucks | 10. Molcajete Restaurant |
| 2. Arby's | 11. Quiznos |
| 3. Costco | 12. Taco Bell |
| 4. Del Taco | 13. El Nayarit Authentic Mexican Food |
| 5. Jack-in-the-Box | 14. Panda Express |
| 6. Burger King Fosters Freeze | 15. Waba Grill |
| 7. Teriyaki Madness | 16. In-n-out |
| 8. McDonald's | |
| 9. Pacoima Chinese Fast Food | |

MAJOR RETAILERS

- | | |
|---|-------------------------|
| 1. Lowes | 6. 99 Cents Only Stores |
| 2. Home Depot | 7. DD's Discount |
| 3. HD Supply Home Improvement Solutions | 8. Best Buy |
| 4. Office Depot | 9. Smart & Final |
| 5. UPS Sylmar | 10. Autozone Auto Parts |

LANDMARKS/CIVIC/SCHOOLS

- | | |
|---|--|
| 1. San Fernando City Hall | 5. Assurance Learning Academy |
| 2. Morningside Elementary School | 6. Ararat-Eskijian Museum |
| 3. San Fernando Academy of Scientific Exploration | 7. Nethercutt Museum |
| 4. Nueva Esperanza Charter Academy | 8. Sylmar Recreation Center |
| | 9. LA County Superior Court San Fernando |



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