

956-972
**Griswold
Avenue**

SAN FERNANDO | CALIFORNIA



± 41,910 SF FREE-STANDING BUILDING FOR LEASE

EXCLUSIVE LISTING AGENTS

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DAUM
COMMERCIAL REAL ESTATE SERVICES

956-972

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About the Property



Located in The Heart of San Fernando Valley



M1 Zoning



Free-standing Warehouse



Multiple Points of Entry



Concrete Floors



Natural Light

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Property Highlights



±41,910 Available SF



±Potential for an additional 10,000 SF next door



±3,720 Office SF



Power Service: 1,200 amps/120-240/
3-phase/4 wire



3 GL Doors
Dock well to accommodate three trucks



18'-21' Clear Height



52 Parking Spaces



Private fenced rear yard



Sprinklers throughout the building

Offering Price

Price Per SF: \$1.25/SF/Month NNN

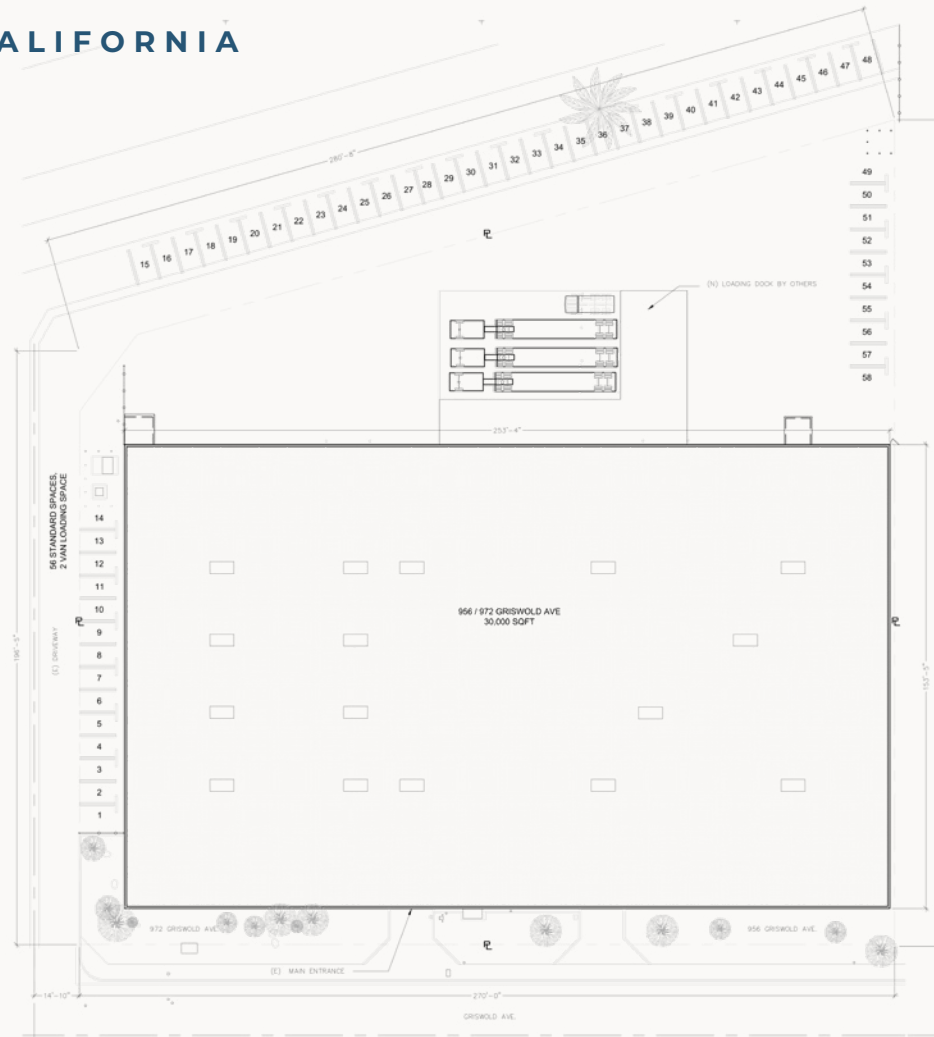
NNN Expenses: \$0.28/SF/Month





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SITE PLAN

LOCATION



**DIRECT ACCESS
TO 118, 405 210 &
5 FWYS**



**30 MINUTES
FROM
DOWNTOWN
SANTA MONICA**



**BURBANK AIRPORT
15 MIN | 9.9 MI**

**LOS ANGELES
INTERNATIONAL AIRPORT
36 MIN | 33.5 MI**

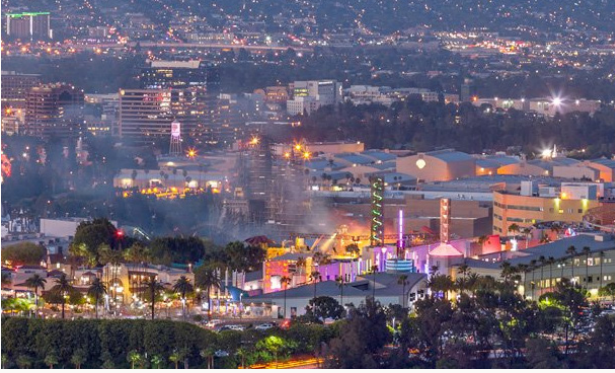


**SYLMAR/SAN FERNANDO
(ANTELOPE VALLEY LINE -
SOUTHERN CALIFORNIA REGIONAL
RAIL AUTHORITY (METROLINK))
7 MIN | 2.2 MI**

**SUN VALLEY (ANTELOPE VALLEY
LINE - SOUTHERN CALIFORNIA
REGIONAL RAIL AUTHORITY
(METROLINK))
11 MIN | 8.2 MI**



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WHY SAN FERNANDO VALLEY

San Fernando Valley is a major center for creative, technical, and professional talent with offices for ABC, CBS, and NBC, and several cable networks located here. Home to outstanding community colleges, private colleges, and universities. Aerospace is also a key industry in the region. The cities of Burbank and Glendale were named finalists for the Most Business-Friendly City award by the LAEDC. Griffith Park, the nation's largest municipal park, occupies over 4,200 acres, much of it in the San Fernando Valley comprised of nearly 350 square miles of prime southland real estate, the San Fernando Valley is home to more than 1.8 million residents.

About 80 percent of the San Fernando Valley is actually part of the City of Los Angeles, but the Valley also includes other independent cities which are attractive locations for business: Burbank, Calabasas, Glendale, Hidden Hills, and San Fernando. This multi-billion dollar economic engine supports countless allied companies and creative professionals who showcase their art from

here. However, entertainment is far from the only star that lights up the San Fernando Valley's economy.

Aerospace is also a key industry here. Aviation and defense interests employ thousands of skilled research and development engineers and designers.

The Valley is very independent and quite entrepreneurial. Half of all L.A. County contractors, a third of all business professionals, and many healthcare professionals have Valley addresses. Professional service firms are also major employers from Calabasas and Warner Center in the west portion of the San Fernando Valley to Burbank and Glendale in the east.

Feeding technical, creative, and professional talent to these core industries is an outstanding group of educational institutions including Cal State University, Northridge, Woodbury University, and four community colleges as well as suburban campuses of many private colleges and universities.

<https://laedc.org/thrive-in-la/regions-cities/san-fernando-valley/>

TOP COMPANIES



Medtronic

Los Angeles, CA

Los Angeles, often abbreviated as L.A., is the largest city in California and the second-largest city in the United States. It is renowned for its cultural diversity, economic influence, and pivotal role in the entertainment industry. Situated in Southern California, Los Angeles spans a large area with diverse landscapes, including beaches, mountains, and urban environments.

Entertainment Industry: Known as the "Entertainment Capital of the World," Los Angeles is home to major film studios, television networks, and music recording companies. Hollywood, a district in L.A., is synonymous with the movie industry.

Technology and Innovation: The city has a growing tech sector, often referred to as "Silicon Beach," with numerous startups and established tech companies.

Trade and Manufacturing: The Port of Los Angeles is one of the busiest in the world, making the city a major hub for international trade. Aerospace, fashion, and apparel manufacturing are also significant contributors to the local economy.

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RESTAURANTS

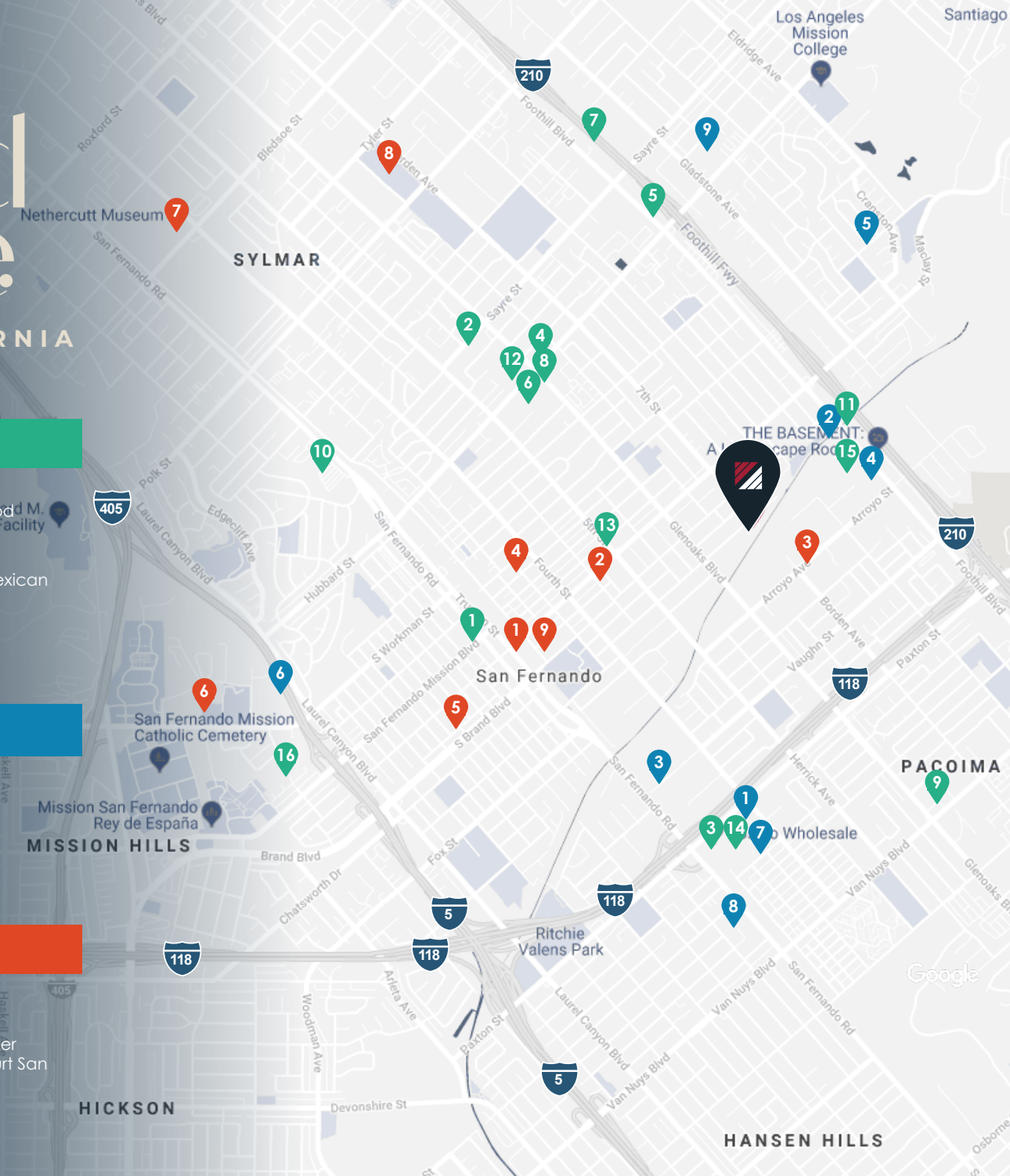
- | | |
|-------------------------------|---------------------------------------|
| 1. Starbucks | 10. Molcajete Restaurant |
| 2. Arby's | Authentic Mexican Food & M. |
| 3. Costco | 11. Quiznos |
| 4. Del Taco | 12. Taco Bell |
| 5. Jack-in-the-Box | 13. El Nayarit Authentic Mexican Food |
| 6. Burger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

MAJOR RETAILERS

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

LANDMARKS/CIVIC/SCHOOLS

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



AMENITIES MAP

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