



Colliers

Laurel Canyon Blvd  
Fwy On/Off Ramps

Laurel Canyon Blvd

For Lease

# 8866 Laurel Canyon Blvd Sun Valley, CA 91352

## 26,255 SF Industrial Building

**Billy Walk**

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

**David Harding**

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

**Greg Geraci**

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

**Matt Dierckman**

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

**Kevin Carroll**

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.



# Building Highlights



Private Gated Yard



Fully HVAC'd Building



Low NNNs



Minutes to Burbank Airport



Visibility from Freeway Off Ramp & Laurel Canyon Blvd



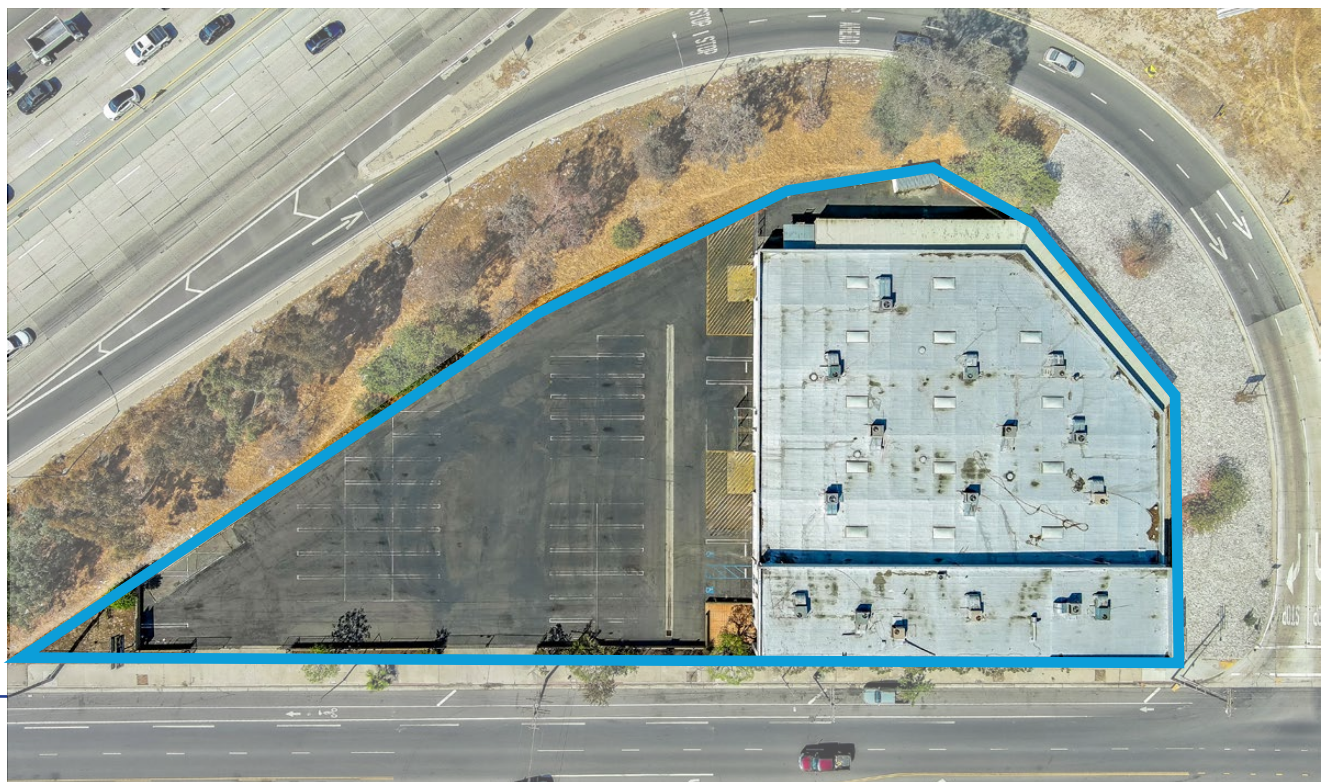
Impressive, Light-Filled Double-Height Lobby Area



Immediate Access to I-5 Freeway; Proximate to 170 Freeway



Heavy, Well-Distributed Power





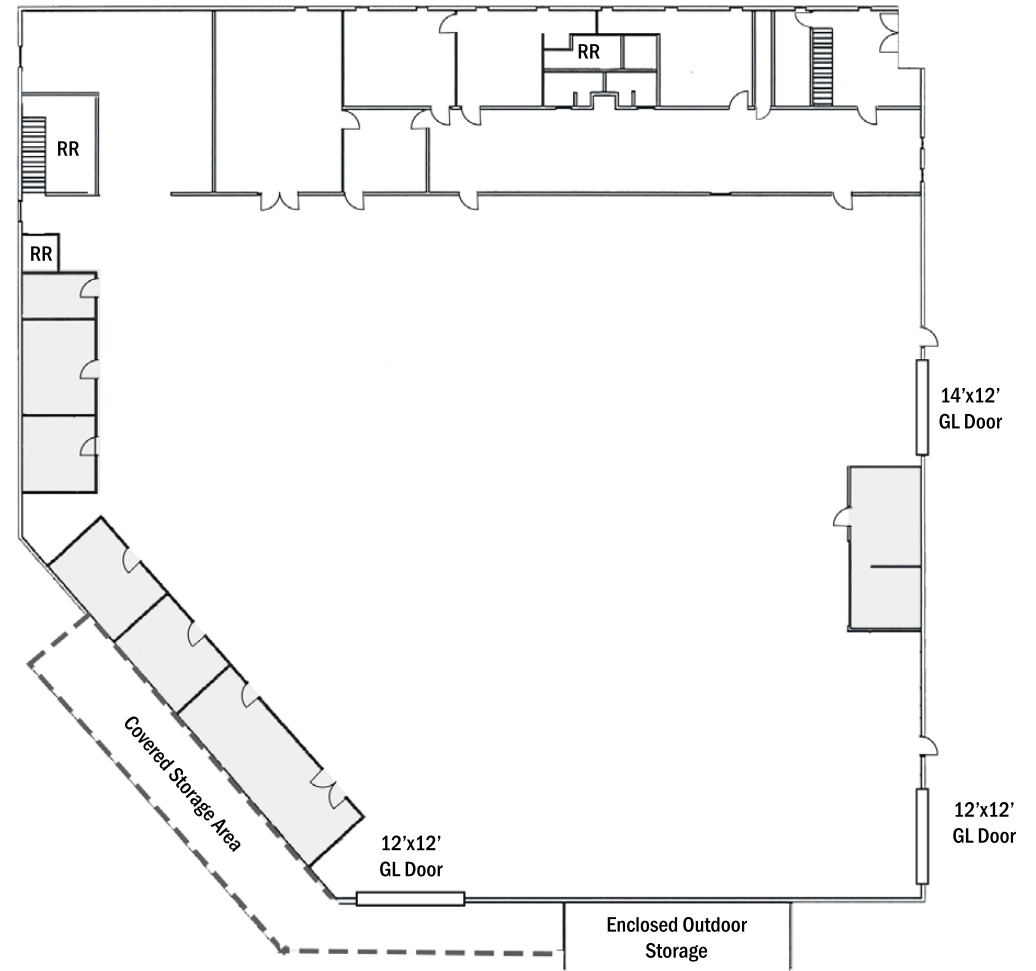
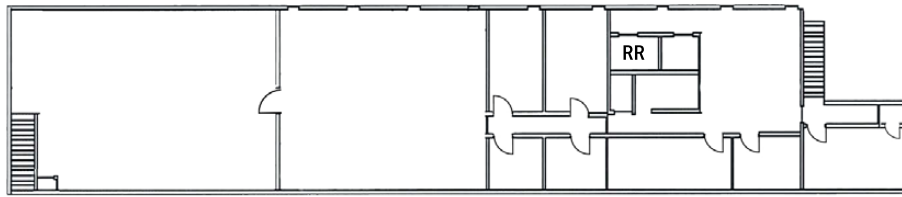


# Building Specifications

Available SF	26,255
Monthly Rent	\$32,819
Lease Rate PSF	\$1.25 NNN / Op.Ex. \$0.159
Clear Height	13'
GL Doors	3
Power	2000A, 120/240V, 3Ph, 4W
Parking Spaces / Ratio	47 / 1.79:1
Office SF / #	7,937 / 11
Restrooms	4
Zoning	C2
Yard	Fenced / Paved
To Show	Call Agent

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

# Layout





# Exterior Photos



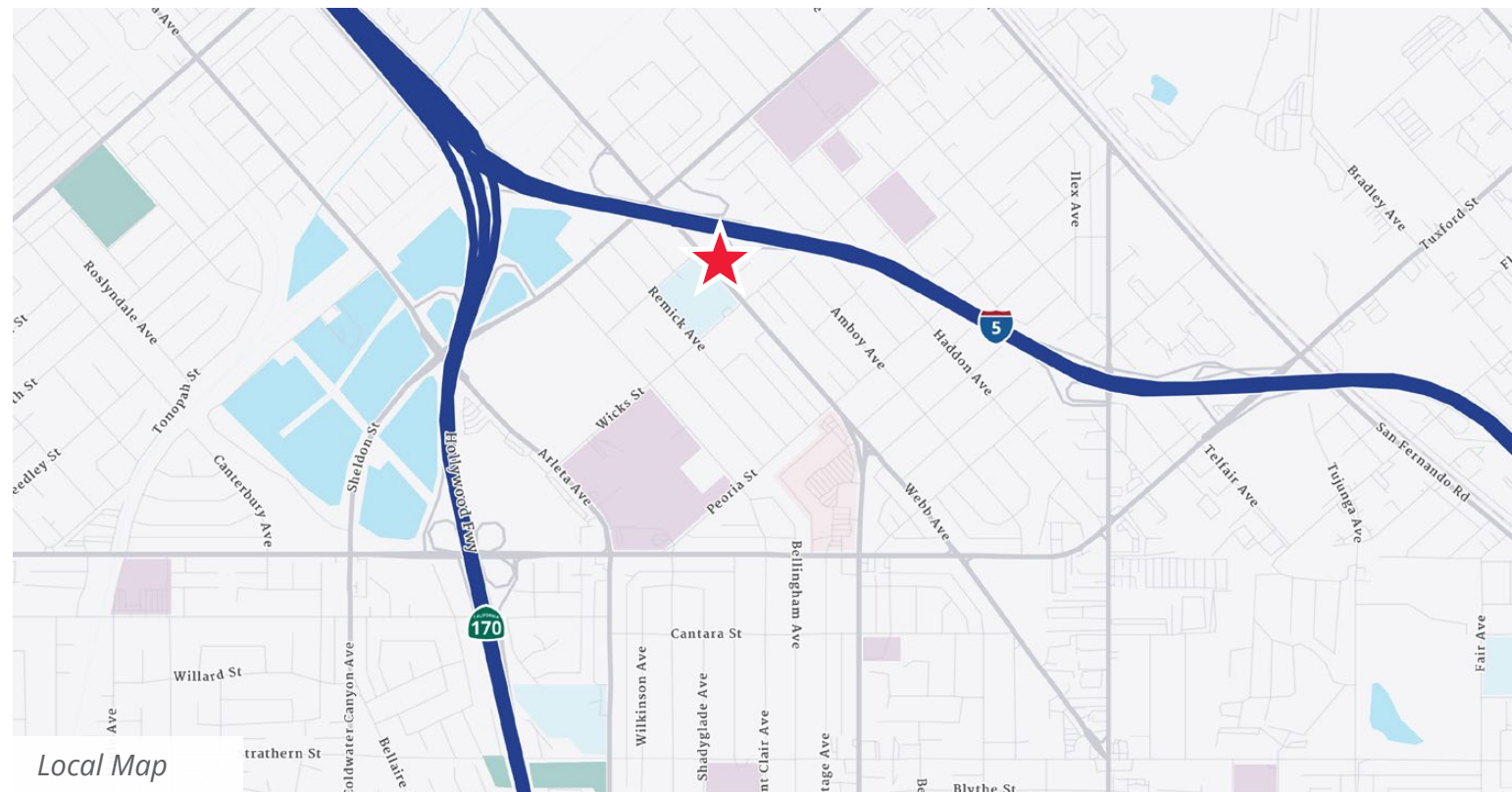
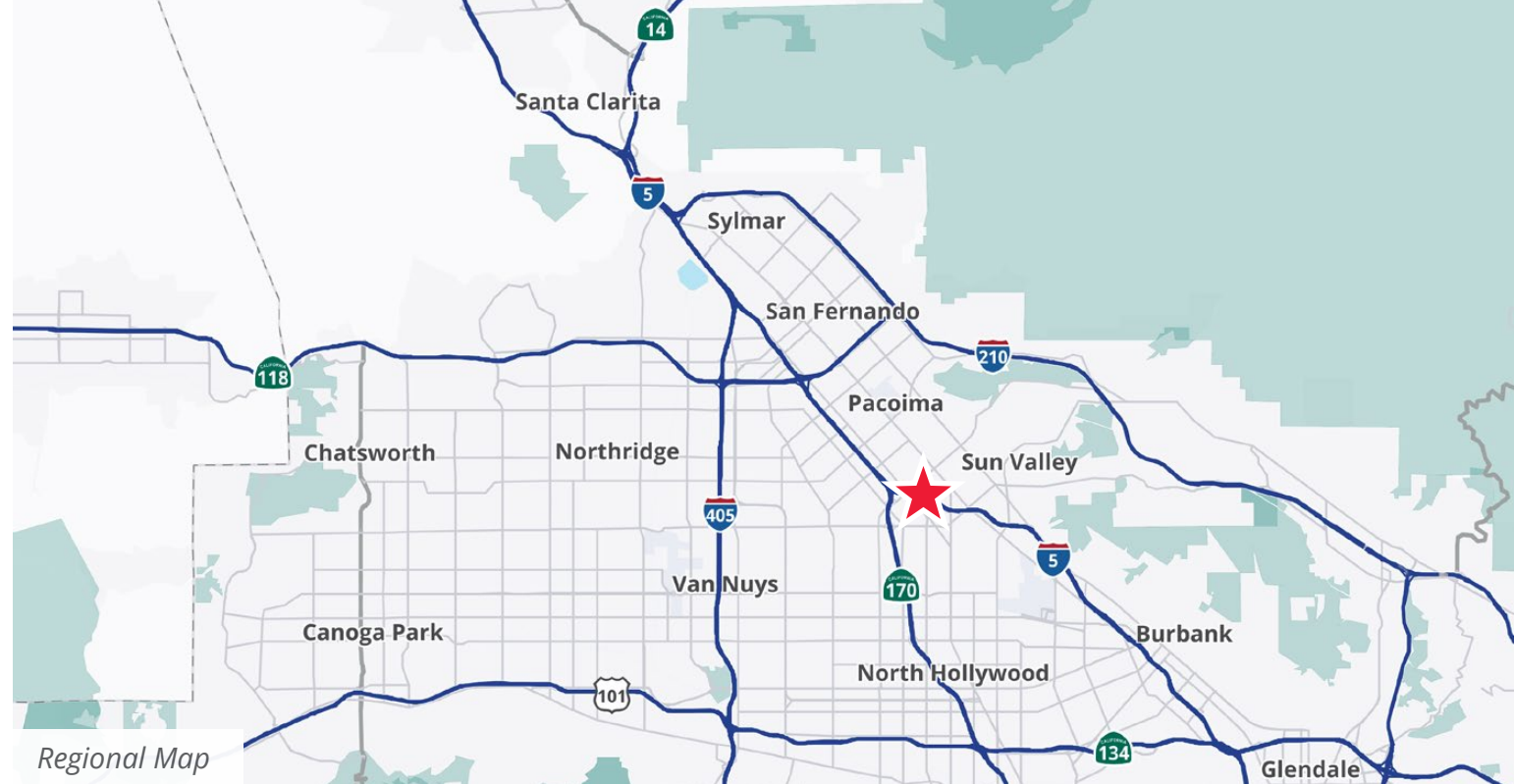


# Interior Photos





# Location Maps







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## Contact Info

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**Colliers**

505 N Brand Blvd  
Suite 1120

Glendale, CA 91203

[www.colliers.com](http://www.colliers.com)

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