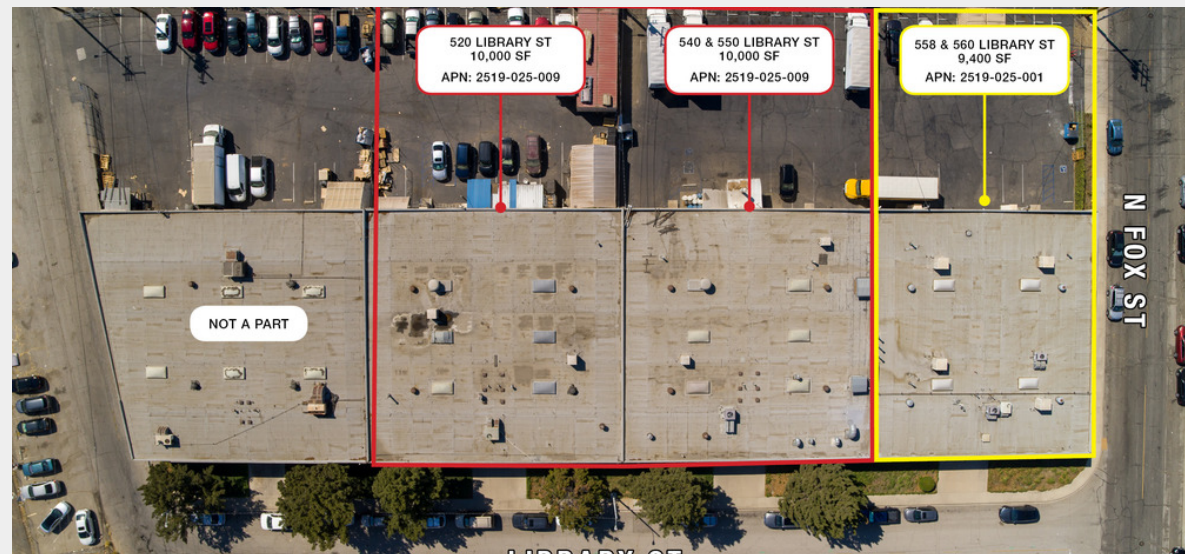


520 - 560 Library Street

San Fernando, California 91340

Property Features

- 3 BUILDING MULTI-TENANT PORTFOLIO FOR OWNER/USER OR INVESTOR
- BUILDINGS MAY BE SOLD COLLECTIVELY OR INDIVIDUALLY
- 3 BUILDINGS TOTALING 29,400 SF AND COMPRISED OF 4 UNITS
- 2 PARCELS TOTALING 59,941 SF
- ASKING PRICE: \$7,700,000 (\$261.90 / SF)
- 520, 540 & 550 LIBRARY STREET are two (2) 10,000 SF buildings, for a total 20,000 SF, on one (1) parcel (APN 2519-025-009).
- 558 – 560 LIBRARY STREET is a 9,400 square foot building comprised of two (2) units (APN 2519-025-001).



Property Overview

Located in the business-friendly City of San Fernando, near the intersection of Interstate 5, 118, 405, and 210 Freeways, 520, 540 & 550, 558 & 560 Library Street is a portfolio of three (3) free-standing industrial buildings totaling 29,400 square feet and situated on two (2) parcels totaling 59,941 square feet. The buildings provide 14' – 16' interior warehouse clearance height and ground level loading positions with 12' x 12' roll up doors. The building also features various amounts of office space, 3 phase power, fenced yards, ordinary fire hazard sprinklers and carry a City of San Fernando M1 industrial zoning designation allowing for a multitude of industrial applications.

520, 540 & 550 LIBRARY STREET are two 10,000 SF buildings, for a total of 20,000 SF, on one (1) parcel (APN 2519-025-009).

*520 Library Street is currently leased on a month-to-month basis and can be delivered vacant at the close of escrow.

*540-550 Library Street is a 10,000 SF building and is leased thru 11/30/2022.

*(the tenant retains no options to renew the lease for either 540 or 550 Library Street).

558 – 560 LIBRARY STREET is a 9,400 square foot building comprised of two (2) units (APN 2519-025-001).

*558 Library Street is a 4,700 square foot unit and is currently and is currently leased thru 11/30/22 (the tenant retains no options to renew the lease of 558 Library Street).

*560 Library Street is a 4,700 square foot unit which is leased on a month-to-month basis and can be delivered vacant at the close of escrow.





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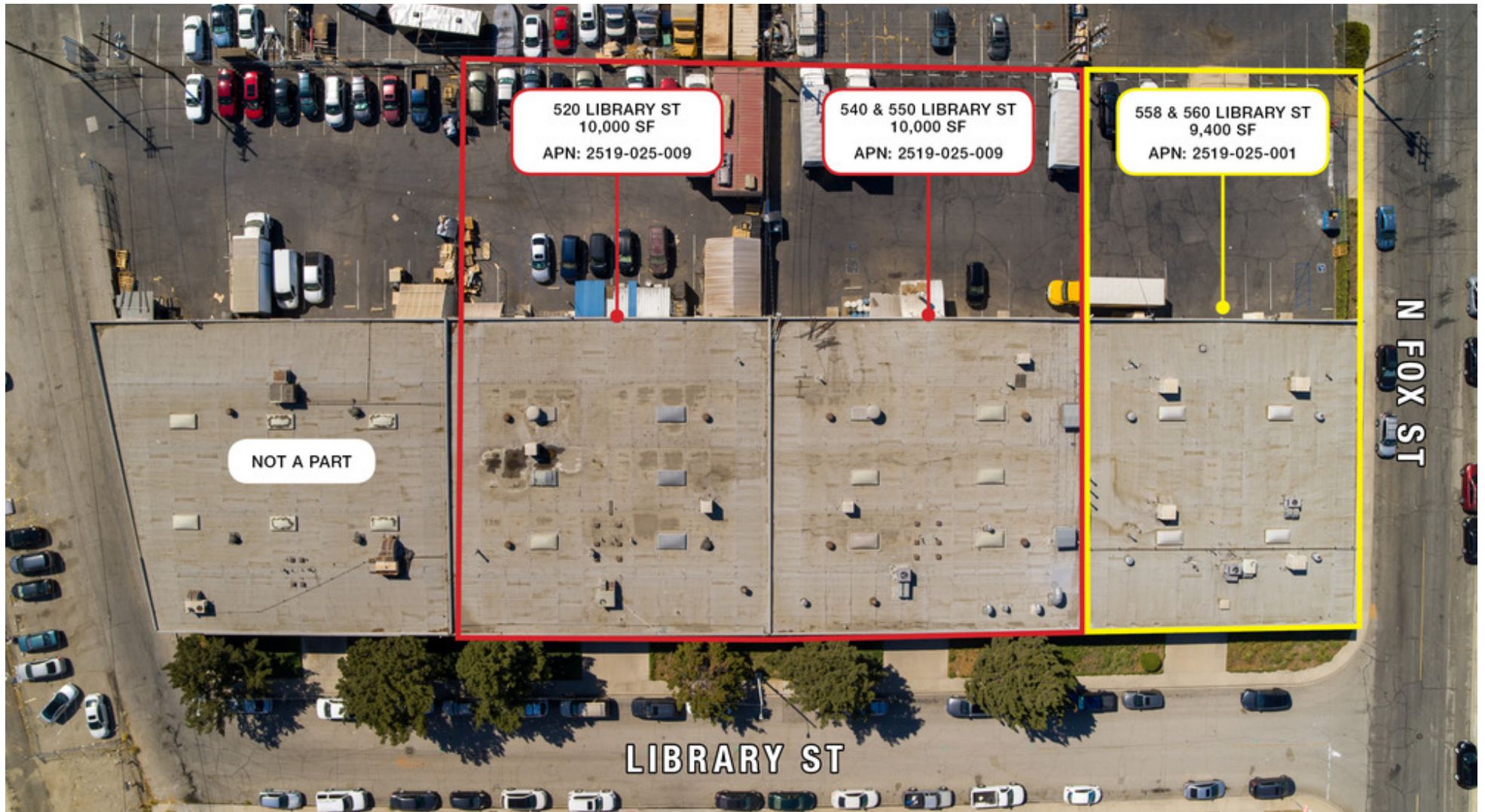


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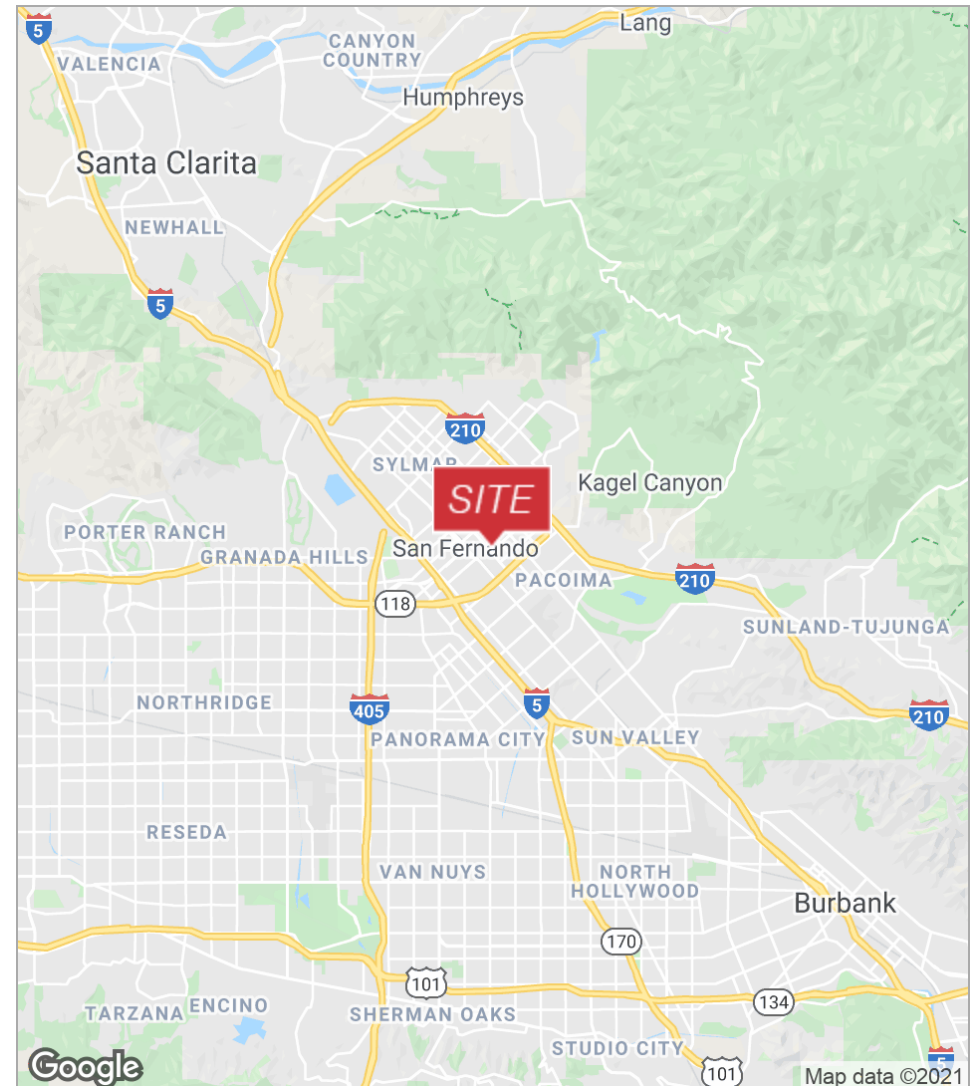
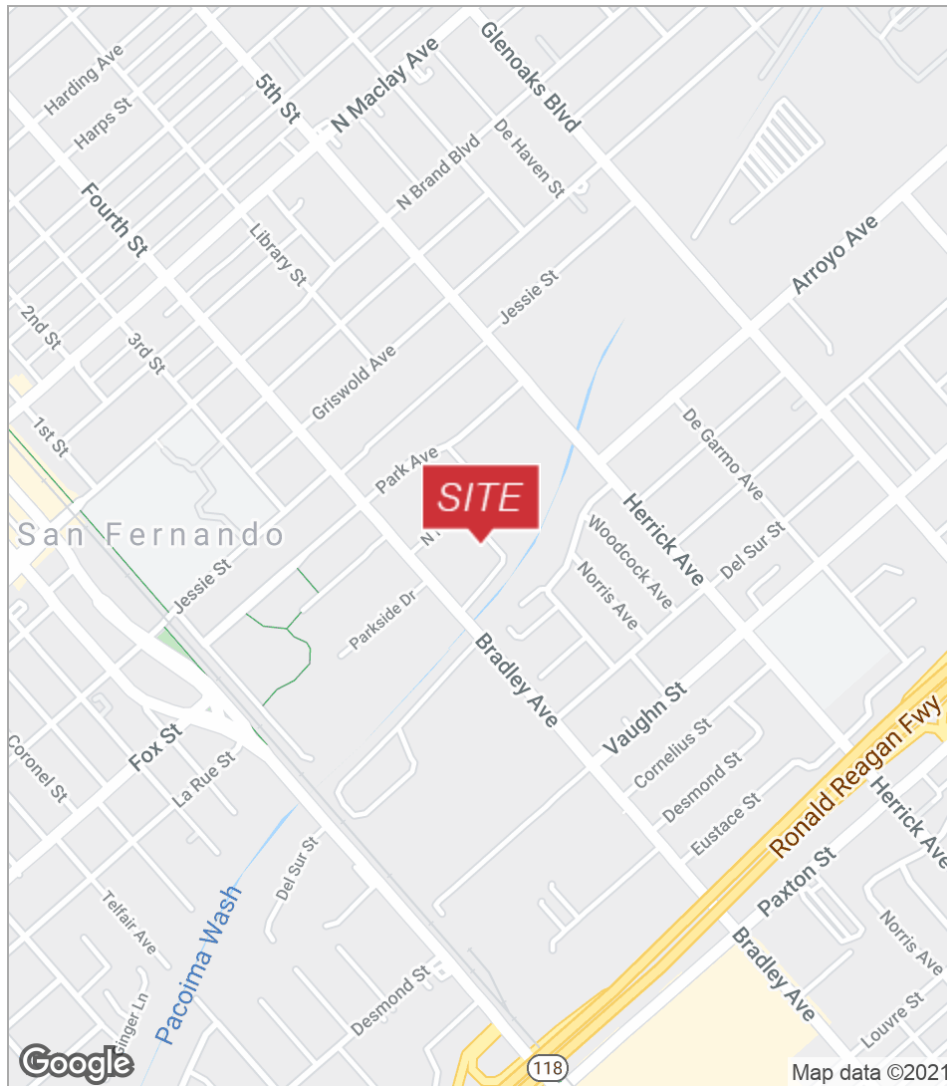
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For Sale

3 Building Industrial Portfolio

29,400 SF



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