

558-560 Library Street

San Fernando, California 91340

Property Features

- Rare Owner/User or Multi-Tenant Building For Sale
- Fenced Yard with Ground Level Loading
- BUILDING SIZE: 9,400 SF
- PARCEL SIZE: 19,950 SF
- ASKING PRICE: \$2,519,200 (\$268 / SF)
- 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)
- 560 LIBRARY STREET is a 4,700 square foot unit which is leased on a month-to-month basis
- OFFICE SPACE: 2,100 SF
- LOADING: Two (2) Ground Level Loading Doors (12' x 12')
- POWER: 800 Amps; 120/240 Volt; 3 Phase; 4 Wire
- PARKING: 18 Stalls (1.91 / 1,000)
- ZONING: City of San Fernando M1



Property Overview

558-560 Library Street in The City of San Fernando is a 9,400 square foot free-standing industrial building situated on a 19,950 square foot parcel and located in the business-friendly City of San Fernando, near the intersection of Interstate 5, 118, 405, and 210 Freeways.

Divided into two (2), 4,700 square foot units, the building has a 14' – 16' interior warehouse clearance height and two (2) ground level loading positions with 12' x 12' roll up doors. The building also features 2,100 square feet of office area, 800 Amps of 120/240 volt 3-phase electrical power, 18 parking stalls, ordinary fire hazard sprinklers and allows for a multitude of industrial applications within the City of San Fernando M1 industrial zone

- 558 Library Street is 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)
- 560 Library Street is a 4,700 square foot unit which is leased on a month-to-month basis

Location Overview

Encompassing 2.37 square miles, The City of San Fernando lies between Sylmar and Pacoima in Los Angeles' San Fernando Valley region in northern LA County. San Fernando is surrounded by the City of LA on all sides and is located approximately 12 miles northwest of Burbank and 25 miles northwest of Downtown Los Angeles. The City is in the midst of a large-scale redevelopment centered on the Downtown area that will be transformed into a mixed-use destination for both residential and commercial uses. Manufacturing, retail and education are major local industry sectors.

San Fernando also provides easy access to commuter and freight rail along with Interstates 5, 210, and Highway 118. The City will become even more commuter-friendly with the completion of the planned East San Fernando Valley Transit Corridor project from LA Metro.





NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #02130474

David Young
818.742.1651
dyoung@naicapital.com
CalDRE #00914504

Chad Gahr
818.742.1626
cgahr@naicapital.com
CalDRE #01230414

NAI Capital
15821 Ventura Blvd.
Encino, CA 91436
818.905.2400
www.naicapital.com



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #02130474

David Young
818.742.1651
dyoung@naicapital.com
CalDRE #00914504

Chad Gahr
818.742.1626
cgahr@naicapital.com
CalDRE #01230414

NAI Capital
15821 Ventura Blvd.
Encino, CA 91436
818.905.2400
www.naicapital.com

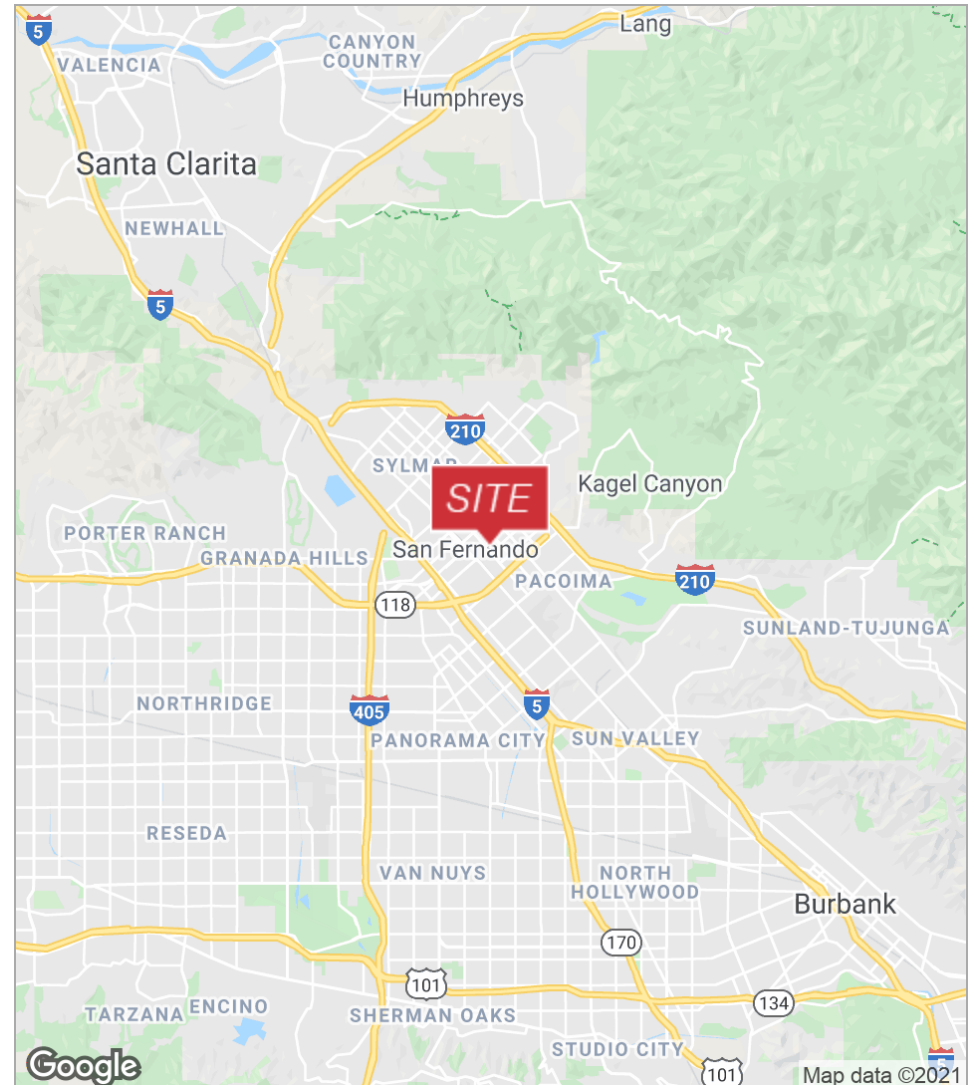


NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #02130474

David Young
818.742.1651
dyoung@naicapital.com
CalDRE #00914504

Chad Gahr
818.742.1626
cgahr@naicapital.com
CalDRE #01230414

NAI Capital
15821 Ventura Blvd.
Encino, CA 91436
818.905.2400
www.naicapital.com



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CAL DRE LIC. #02130474

David Young
 818.742.1651
 dyoung@naicapital.com
 CalDRE #00914504

Chad Gahr
 818.742.1626
 cgahr@naicapital.com
 CalDRE #01230414

NAI Capital
 15821 Ventura Blvd.
 Encino, CA 91436
 818.905.2400
www.naicapital.com