

520, 540 & 550 Library Street

San Fernando, California 91340

Property Features

- Rare Multi-Tenant Owner/User or Investor Building
- Fenced Yard with Ground Level Loading
- BUILDING SIZE: 20,000 SF (Comprised of two 10,000 SF buildings)
- PARCEL SIZE: 39,997 SF
- ASKING PRICE: \$5,180,000 (\$259 / SF)
- OFFICE SPACE: 2,750 SF
- 520 LIBRARY STREET is 10,000 SF building and is currently leased on a month-to-month basis
- 540 & 550 LIBRARY STREET is a 10,000 SF building leased thru 11/30/22 *(tenant retains no options to renew the lease at either 540 or 550 Library Street)
- LOADING: Each 10,000 SF Building has Two (2) Ground Level Loading Doors (12' x 12')
- POWER: Each 10,000 SF Building has 400 Amps; 120/240 Volt; 3 Phase; 4 Wire electrical service
- PARKING: Each Building has 12 parking stalls (1.620/ 1,000) (24 total parking stalls)
- ZONING: City of San Fernando M1



Property Overview

520, 540 & 550 Library Street in The City of San Fernando are two (2) 10,000 SF industrial buildings, together totaling 20,000 SF, and situated on a single 39,997 square foot parcel and located in the business-friendly City of San Fernando, near the intersection of Interstate 5, 118, 405, and 210 Freeways.

The property consists of two (2) side-by-side 10,000 SF buildings, each with 14' – 16' interior warehouse clearance height, two (2) ground level loading doors and a total of 2,750 square feet of office space between the two buildings. Each of the two (2) 10,000 square foot buildings provides 400 Amps of 120/240 volt 3-phase electrical power, 12 parking stalls, ordinary fire hazard sprinklers and allows for a multitude of industrial applications within the City of San Fernando M1 industrial zone.

- 520 Library Street is 10,000 SF and is currently leased on a month-to-month basis
- 540 and 550 Library Street total 10,000 SF and is currently leased thru 11/30/22
*(tenant no options to renew the lease at either 540 or 550 Library Street)

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. San Fernando acts as an up and coming community with a growing local economy. 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

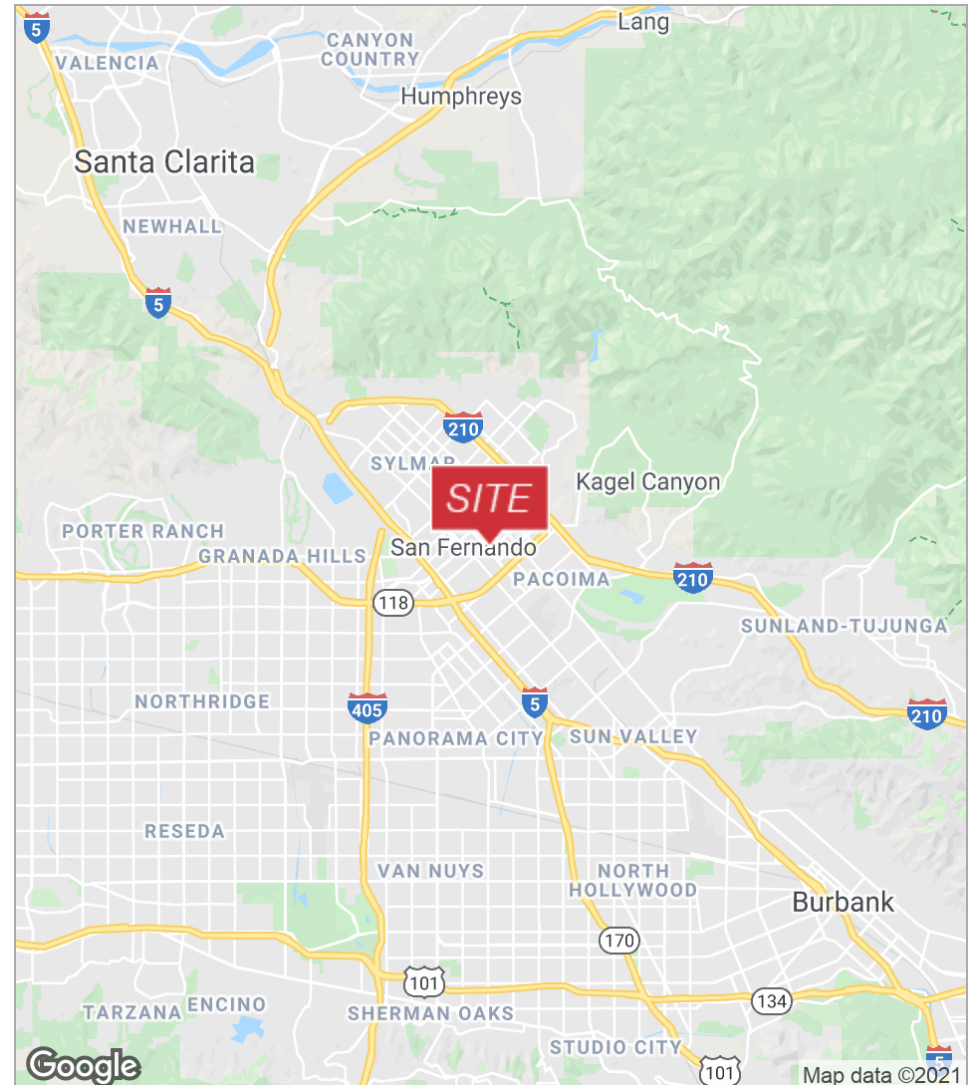
David Young
818.742.1651
dyoung@naicapital.com
CalDRE #00914504

Chad Gahr
818.742.1626
cgahr@naicapital.com
CalDRE #01230414

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

For Sale

Industrial
 20,000 SF



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