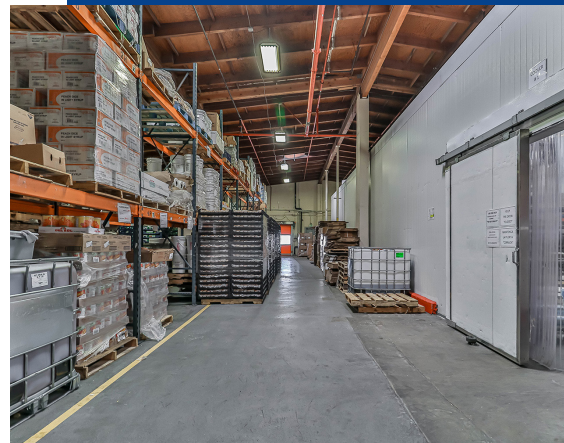




Property Information

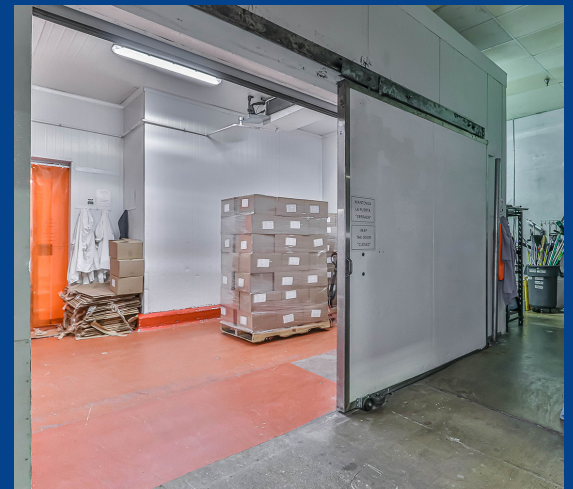
Available SF	41,275
Monthly Rent	\$55,721
Lease Rate/SF	\$1.35 NNN
Office SF/#	6,869 / 13
Ground Level Doors/ Dim	4 / 8' x 8'
Dock High Doors	2
Min. Clear Height	17' Min.
Power	2400A, 480V, 3Ph, 4W
Yard	Fenced, Paved, Concrete
Parking Spaces/Ratio	84 / 2.0:1
Zoning	M2
APN	2520-009-007, 2520-018-006, 2520-009-003
Possession	5/1/2022
To Show	Call Agent

Notes: Power consists of 2 panels: (1530 1st St) 1600A, 480V, 3Ph, 4W & (1516 1st St) 800A, 480V, 3Ph, 4W. Some parking spaces are tandem. DH door is 31" (southernmost door). 1 GL door is 15" off ground.



Property Information

Available SF	23,925
Monthly Rent	\$33,256
Lease Rate/SF	\$1.39 NNN
Office SF/#	3,704 / 7
Ground Level Doors	2
Dock High Doors	1
Min. Clear Height	17' Min.
Power	1600A, 480V, 3Ph, 4W
Yard	Fenced, Paved, Concrete
Parking Spaces/Ratio	47 / 2.0:1
Zoning	M2
APN	2520-009-007
Possession	5/1/2022
To Show	Call Agent



Notes: Some parking spaces are tandem.

Information & Highlights

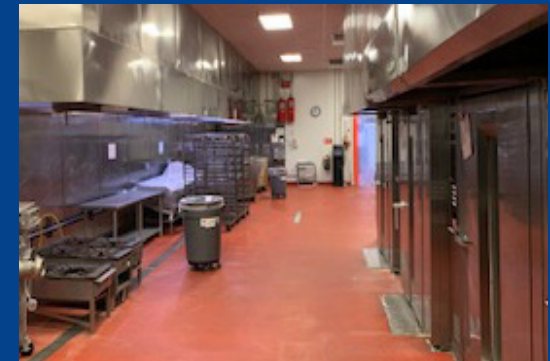
Food Prep Areas	40° with Drains
3 Coolers	33° - 38° 2 with Drains
Cooking/ Oven Area	Approx. 1,500 SF
Dry Goods Warehouse	Approx. 3,459 SF



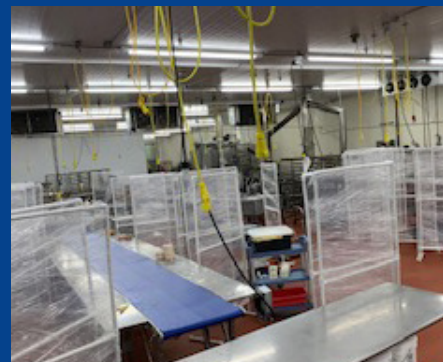
5 Ovens



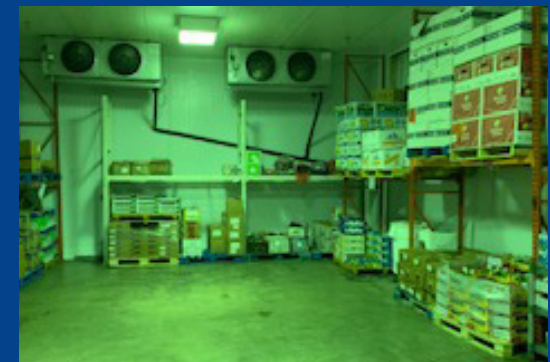
Food Prep/Processing



Kitchen



Food Prep



Blast Freezer

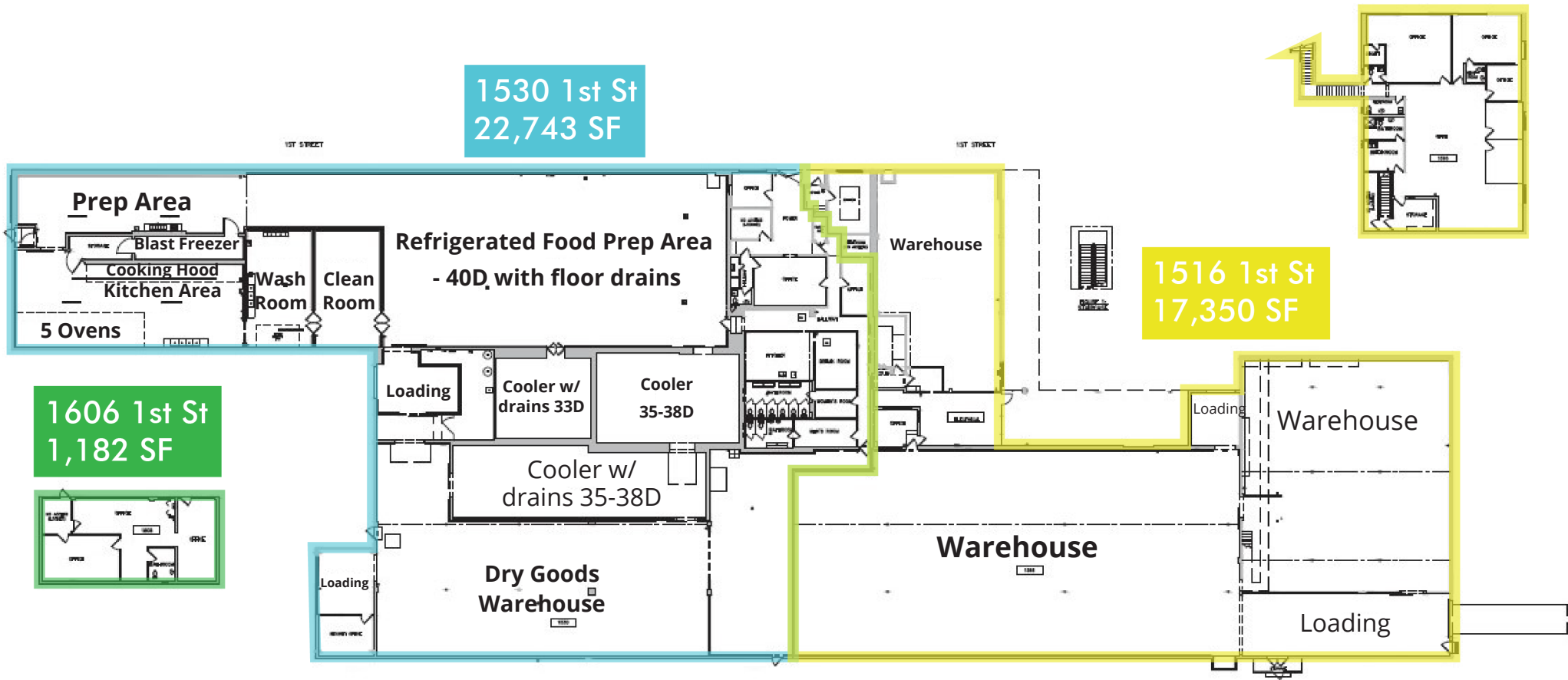
Property Information

Available SF	17,350
Monthly Rent	\$23,422.50
Lease Rate/SF	\$1.20 NNN
Office SF/#	3,165 / 6
Ground Level Doors	2
Dock High Doors	1
Min. Clear Height	17' Min.
Power	800A, 480V, 3Ph, 4W
Yard	Fenced, Paved, Concrete
Parking Spaces/Ratio	37 / 2.0:1
Zoning	M2
APN	2520-009-007 2520-018-006
Possession	3/1/2022
To Show	Call Agent

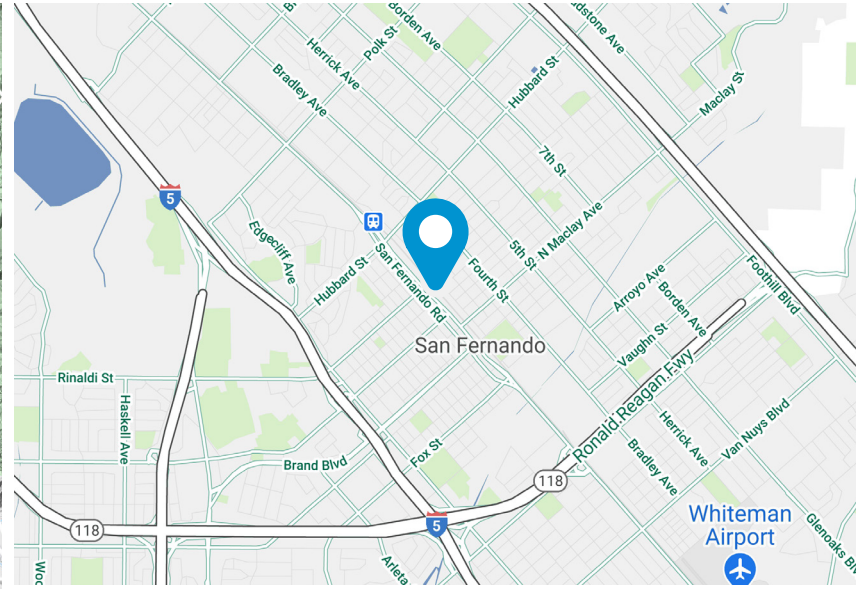
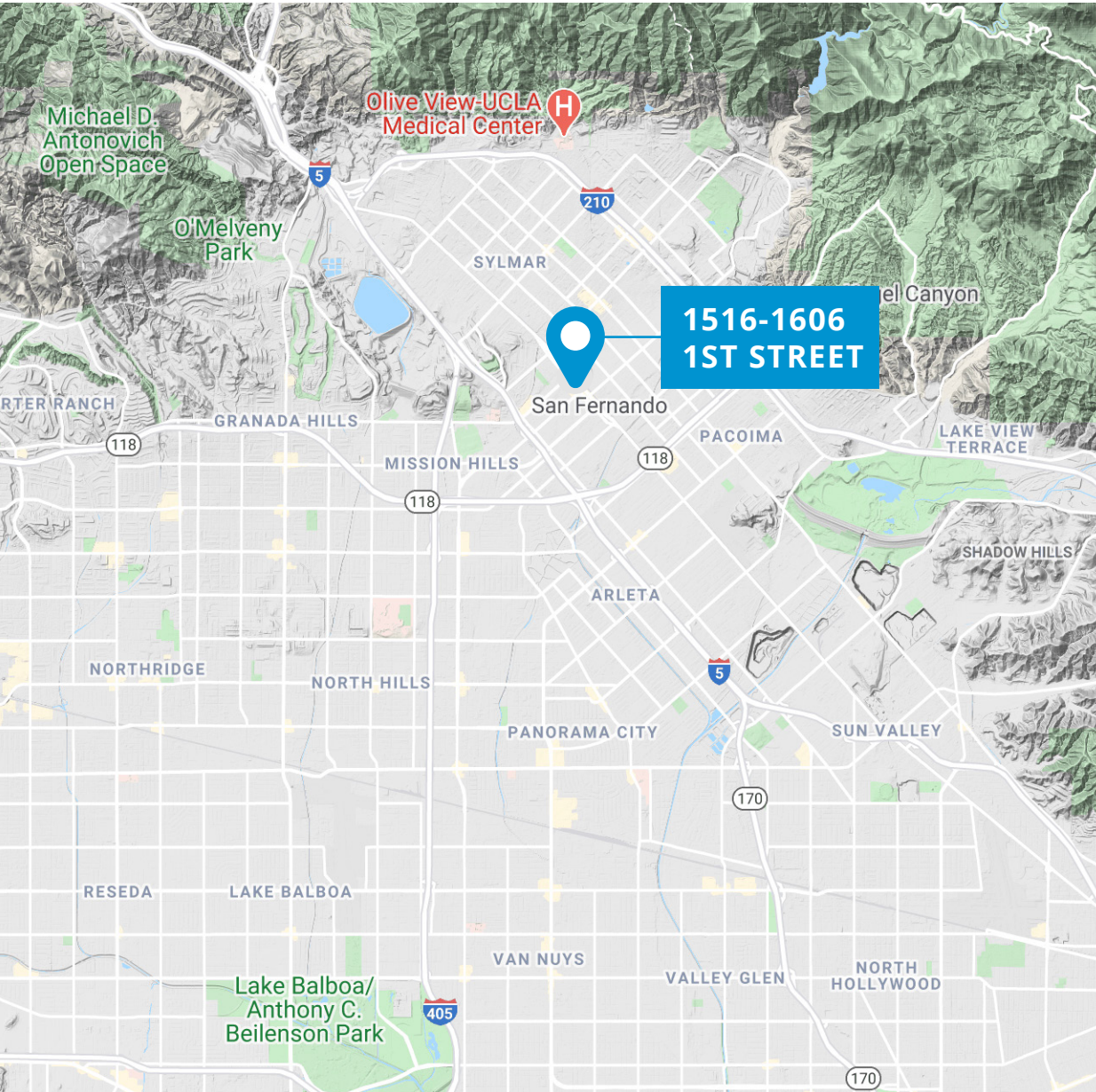
Notes: New HVAC and roof serving the mezzanine office area.



Site Plan



Location Maps





For Lease

1516-1606 1st Street

San Fernando, CA 91340

41,275 SF

Food Processing | Kitchen & Distribution Facility