

# INDUSTRIAL SUBLEASE

AVAIL SF: 7,110

TOTAL BLDG SF: 14,220



ADDRESS 7834 SAN FERNANDO RD, SUN VALLEY CA ZIP 91352

**ADJACENT TO BURBANK  
HIGH QUALITY BUILDING  
ADDITIONAL PARKING AVAILABLE  
SHARED FENCED YARD**

LEASE RENTAL \$ 4,124 /mo Gross 0.580 Net \_\_\_\_\_ Term THRU SEP 30,2005  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 4,570.00 Yr 2004-2005  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 7,110 Dim 60 X 100 Power A 400 V 240 Ø 1 W 4  
 Min. SF 7,110 Dim 60 X 100 Lighting FLUOR Heat NONE Cooling NONE PWR Notes \_\_\_\_\_  
 Land SF POL Dim \_\_\_\_\_ Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const CTU Roof LAM Grd Lev Drs 1 Dim 10 X 12 Well N  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0  
 Sprkd NO Min Clr Hgt 16 OFFICE DATA Ofc SF 2,400 # 5 Rest Rms: M 1 W 2  
 Pkg 15 Yard Yes Yr Blt 1974 A/C Y Heat Y Fin Ofc Mezz SF 1,200 Incl in Avail SF Y  
 Thomas Bk Pg# 533-B3 Zone M1,1 To Show Lock Box - FRON DOOR Sp. Feat. \_\_\_\_\_  
 AGENT George Khachatourian, CCIM (818)249-1005 Region NW Listing # 1087871  
 FIRM New Horizons Properties. 06/03/05  
 FTFC AP250N000S000/OAA Notes \_\_\_\_\_

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

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