9037 GLENOAKS BOULEVARD

SUN VALLEY | CALIFORNIA 91352

INDUSTRIAL YARD FOR LEASE

AVAILABLE IN PART OR IN FULL



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ALEX MATEVOSIAN DRE #02047572 • MIG COMPANY DRE #02211621

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PROPERTY HIGHLIGHTS

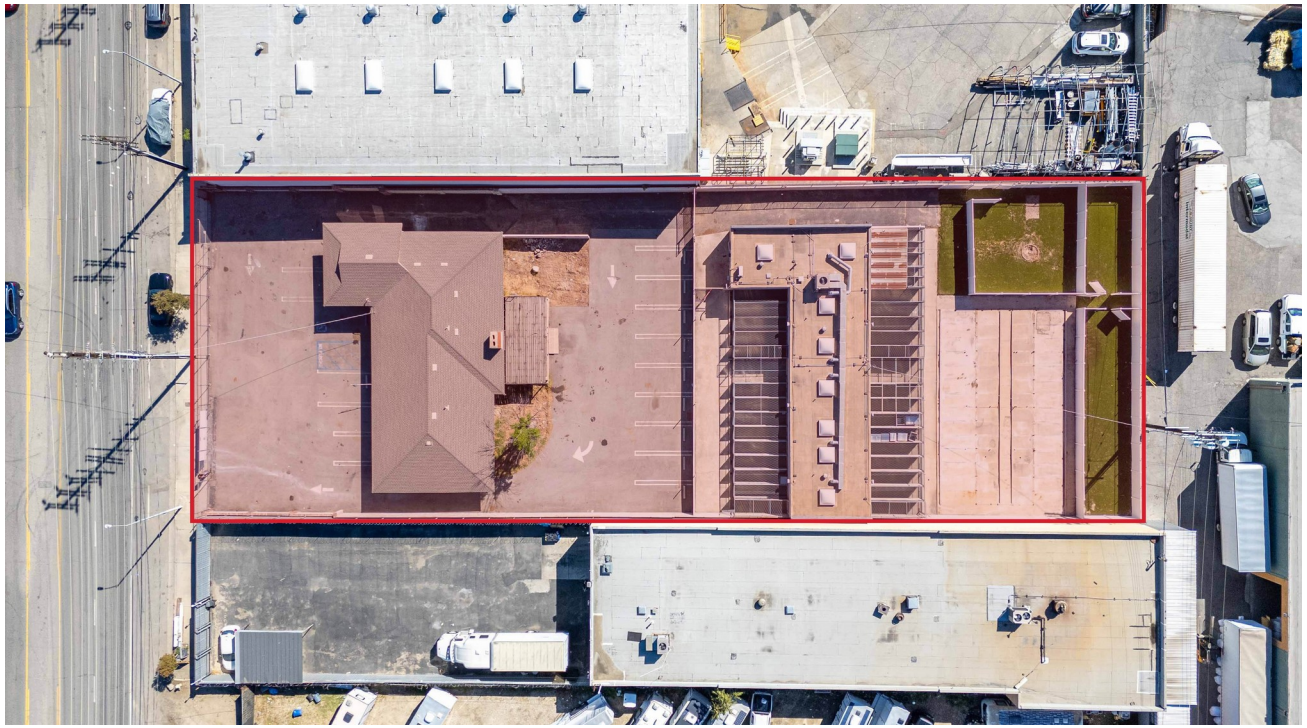
KEY PROPERTY FACTS / INDUSTRIAL YARD & KENNEL IMPROVEMENTS

±28,089 SF	±4,977 SF	GROSS	±280' × ±100'	UTILITIES	HVAC-SERVED	PAVED	M1 ZONING
0.644 ACRES	IMPROVEMENTS	LEASE	DIMENSIONS	WATER · GAS · POWER	BUILDING	YARD	KENNEL CO

PROPERTY / BUILDING SPECIFICATIONS

Land area	28,089 SF (0.644 AC)
Building area	4,977 SF
Zoning	M1
Construction	Block / wood frame
Year built	1953
Utilities	Water / power / gas
Kennel building	HVAC served
Power / clear height	To be verified

APN 2408-032-030

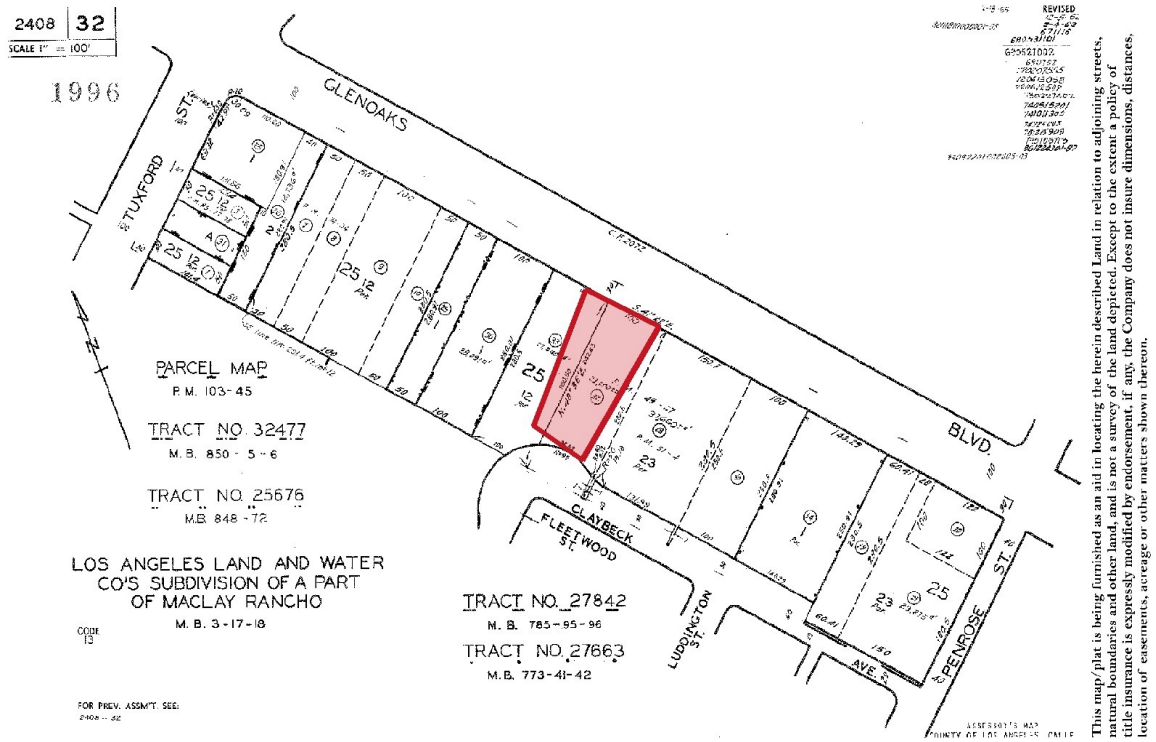


Red shading indicates approximate premises; not a boundary survey.

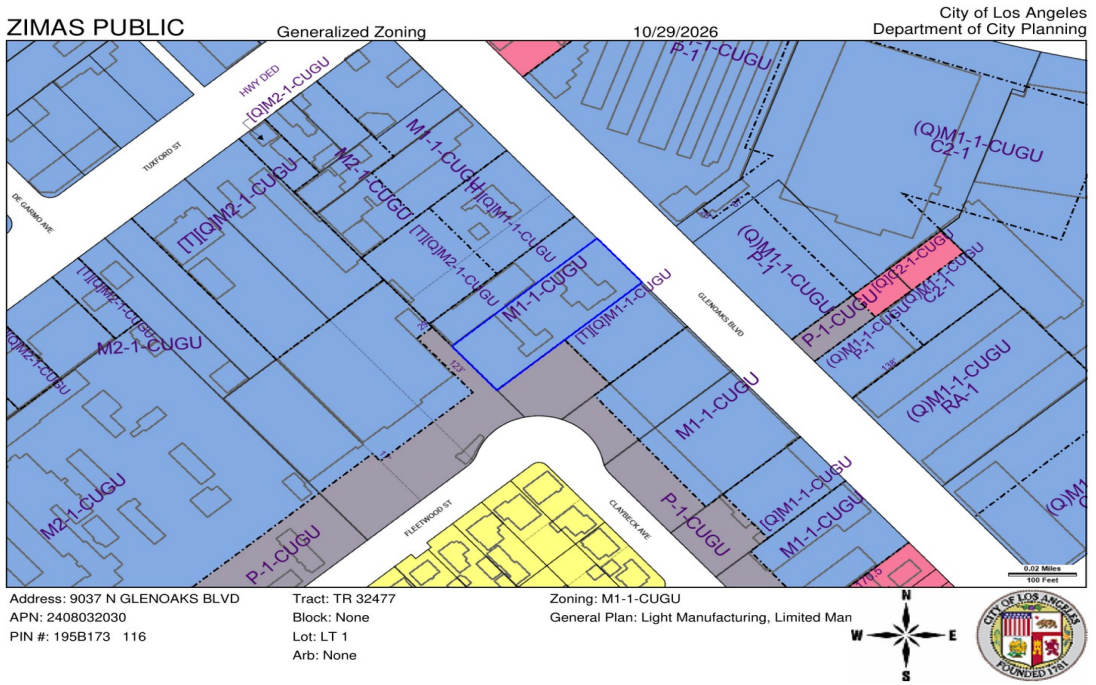
PLAT MAP & ZONING

ASSESSOR PARCEL EXHIBIT / CITY OF LOS ANGELES ZIMAS

ASSESSOR PARCEL MAP



ZIMAS ZONING EXHIBIT



APN 2408-032-030 • TRACT 32477 • LOT 1

M1-1-CUGU • GENERAL PLAN: LIGHT / LIMITED MANUFACTURING

Red parcel highlight is approximate for marketing purposes only; confirm with title and survey. Zoning source: ZIMAS 10/29/2026.

THE LEASE OFFERING

FLEXIBLE GROSS LEASE OPTIONS

OPTION A

$7,500

PER MONTH / GROSS

±14,045 SF LAND

Approx. half of site

OPTION B

$8,500

PER MONTH / GROSS

±14,045 SF LAND

Approx. half of site

ENTIRE PROPERTY

$16,000

PER MONTH / GROSS

±28,089 SF LAND

Both portions together

Each portion represents approximately half of the total site. Demising lines, access and improvements subject to landlord approval.

SITE PLAN | PROPOSED LEASE AREAS

CONCEPTUAL DEMISING / EXISTING STRUCTURES RETAINED

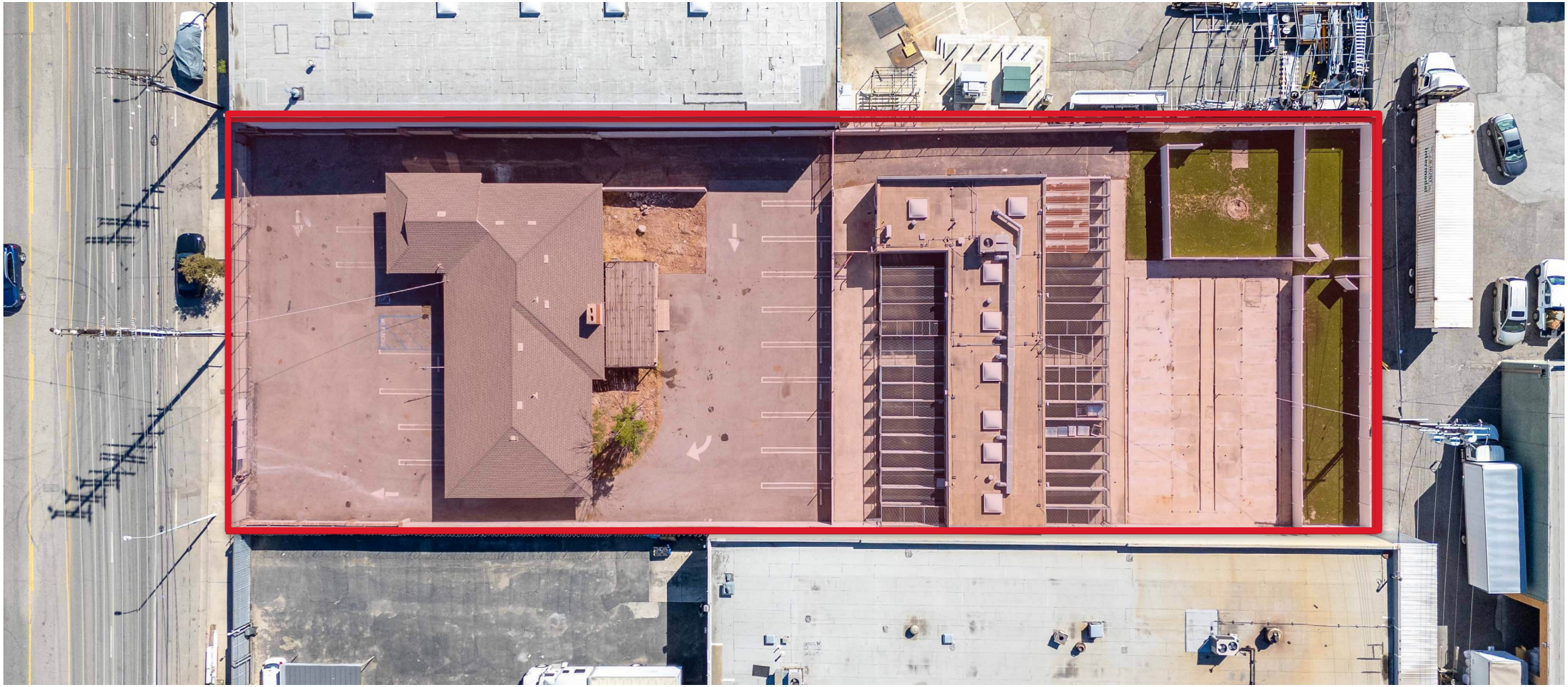


OPTION A / $7,500 GROSS/MO

OPTION B / $8,500 GROSS/MO

ENTIRE PROPERTY | COMBINED OFFERING

±28,089 SF LAND / $16,000 PER MONTH GROSS



Conceptual marketing highlight. Parcel boundaries and final lease premises subject to verification.

YARD & SITE PHOTOGRAPHY

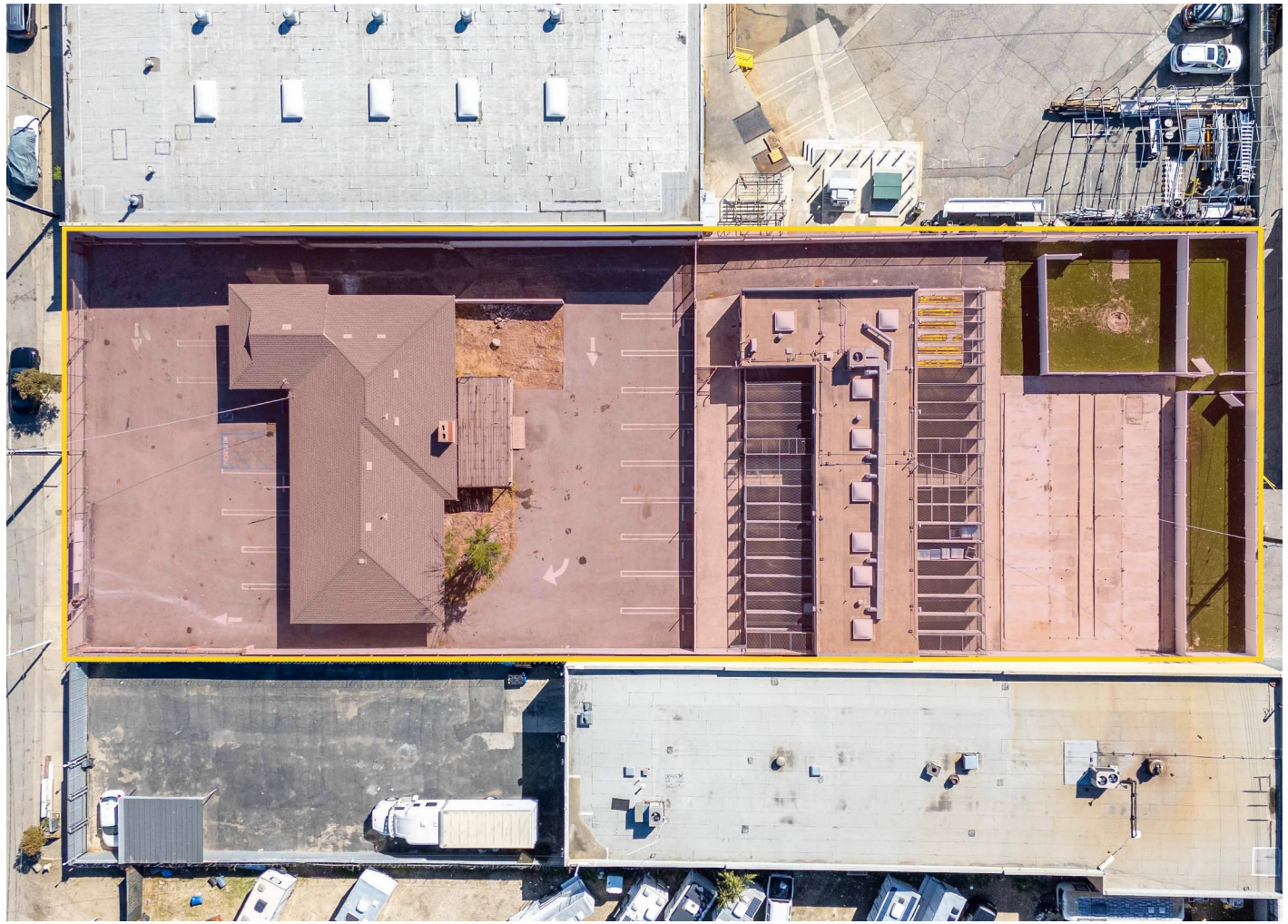






AERIAL PHOTO GALLERY

EXISTING CONDITION / PROPERTY PERIMETER SHOWN ON SELECTED PHOTOGRAPHS







Yellow outline = approximate entire property

EXISTING BUILDING IMPROVEMENTS







DOG KENNEL | EXISTING IMPROVEMENTS

BUILDING FEATURES / TENANT TO VERIFY CONDITION AND FUNCTIONALITY







INTERIOR FEATURES

31 EXISTING DOG KENNELS

HVAC
Served interior building

LAUNDRY
Washer / dryer equipment

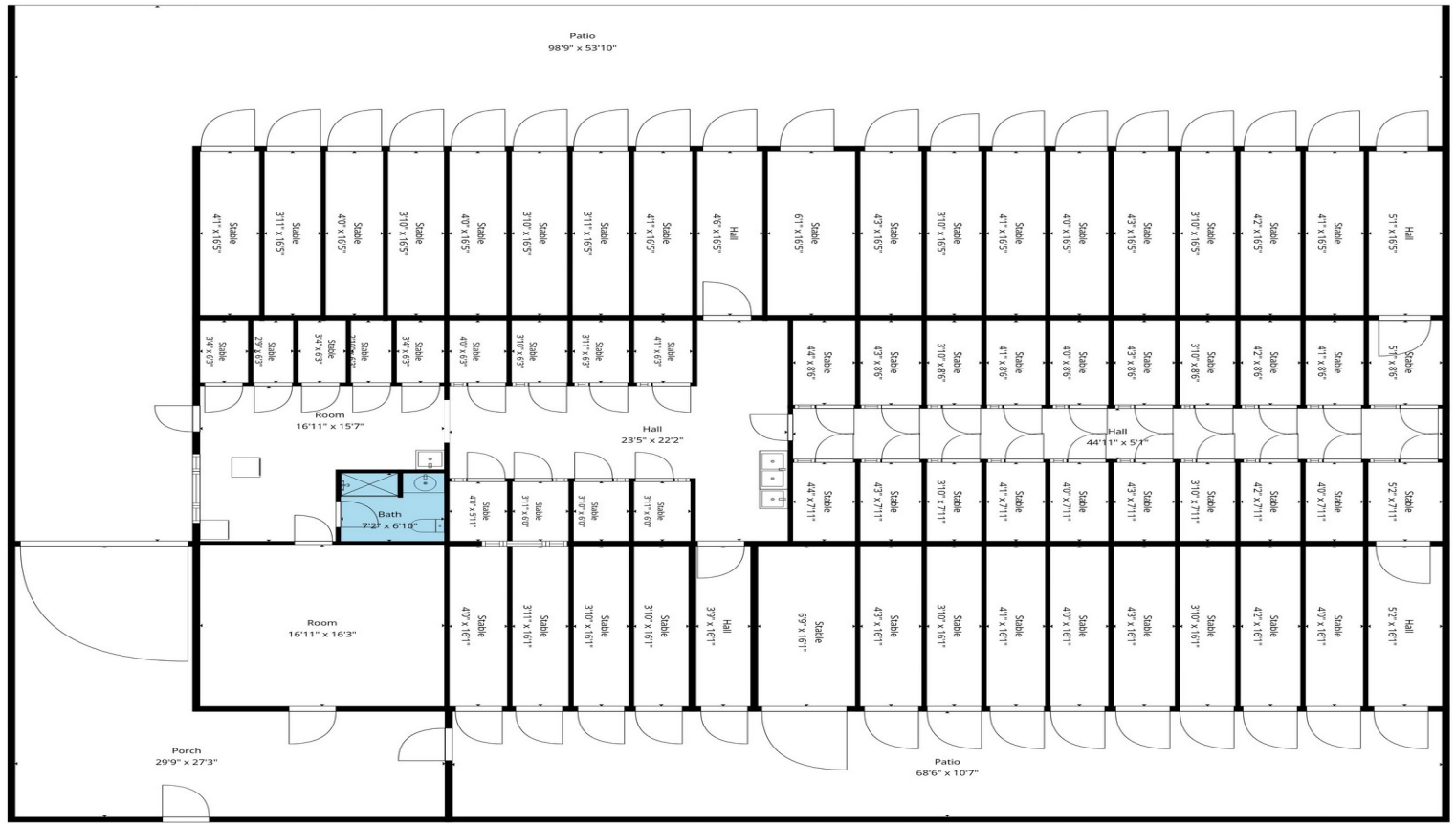
WASHING
Dedicated wash areas

PLUMBING
Sinks and water service

DRAINAGE
Floor drains / plumbing

Features shown or identified for marketing; verify condition, operability and permitted use.

FLOOR PLAN



Illustrative existing floor plan. Tenant to independently verify dimensions and intended uses.

CONTACT & CONFIDENTIALITY

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