

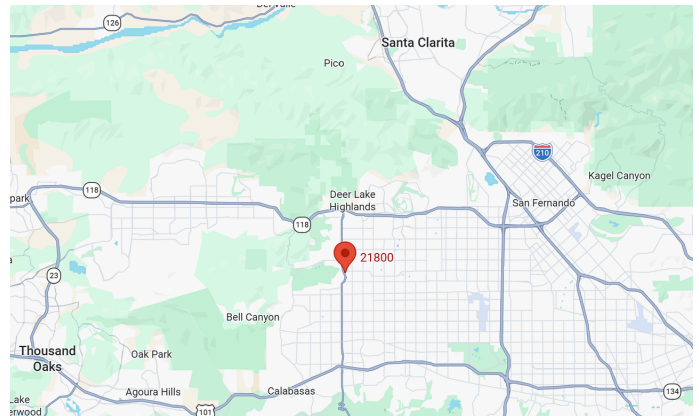


SUNNYGLEN INDUSTRIAL PARK
±19,548 SF
PREMIUM SUBLEASE OPPORTUNITY

MOTIVATED TENANT!
NEW PRICE

~~\$1.29~~ **\$0.99**
SF/MG

+ \$0.17 CAM fee
5% annual increases



PROPERTY DETAILS

- **Term:** Sublease through June 29, 2029
- **Loading:** Dock-High + Ground-Level Doors
- **Clear Height:** 19' Warehouse Clearance
- **Power:** 1000 Amps | 120/208V | 3-Phase
- **Office:** Built-Out Office Area with HVAC
- **Construction:** Tilt-Up Concrete
- **Parking:** 35 Spaces
- **Fire Protection:** Fully Sprinklered
- **Use:** Ideal for Warehouse, Distribution, or Light Manufacturing
- **Access:** Prime Location Near Topanga Canyon Blvd & Nordhoff St

GET IN TOUCH

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