

FOR SALE

**9300**  
**BORDEN AVE**

SUN VALLEY, CA 91352

**INDUSTRIAL LAND**



[STRATTONCRE.COM](http://STRATTONCRE.COM)



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**Robert Stratton**

CEO/President - DRE #01182000

**Cell: 661-212-5699**

**Robert@StrattonCRE.com**

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OFFERING SUMMARY

# 9300 BORDEN AVE INDUSTRIAL LAND FOR SALE

Stratton Commercial Real Estate, Inc. is excited to present 9300 Borden Ave, a prime industrial land opportunity in the heart of Sun Valley, CA. This 20,969 sq.ft. (0.48 acres) flat lot offers flexible options for a wide range of industrial uses with M2 zoning, making it ideal for warehousing, manufacturing, or other specialized industrial operations.

Located mid-block on Borden Ave, this property features 100 feet of street frontage for excellent visibility and accessibility. The site is fully equipped with power (220V), water, and sewer, streamlining the development process and allowing for immediate operational readiness. Existing trailers on the property will be removed upon the close of escrow or, if preferred, can be negotiated as part of the sale—offering either a clean slate or ready-to-use space tailored to your needs.

This property’s excellent location provides direct access to key transit routes and local infrastructure, making it a standout choice for businesses looking to establish or grow their presence in Sun Valley’s thriving industrial corridor. Don’t miss this outstanding opportunity! For more details, contact Robert Stratton at Stratton Commercial Real Estate.

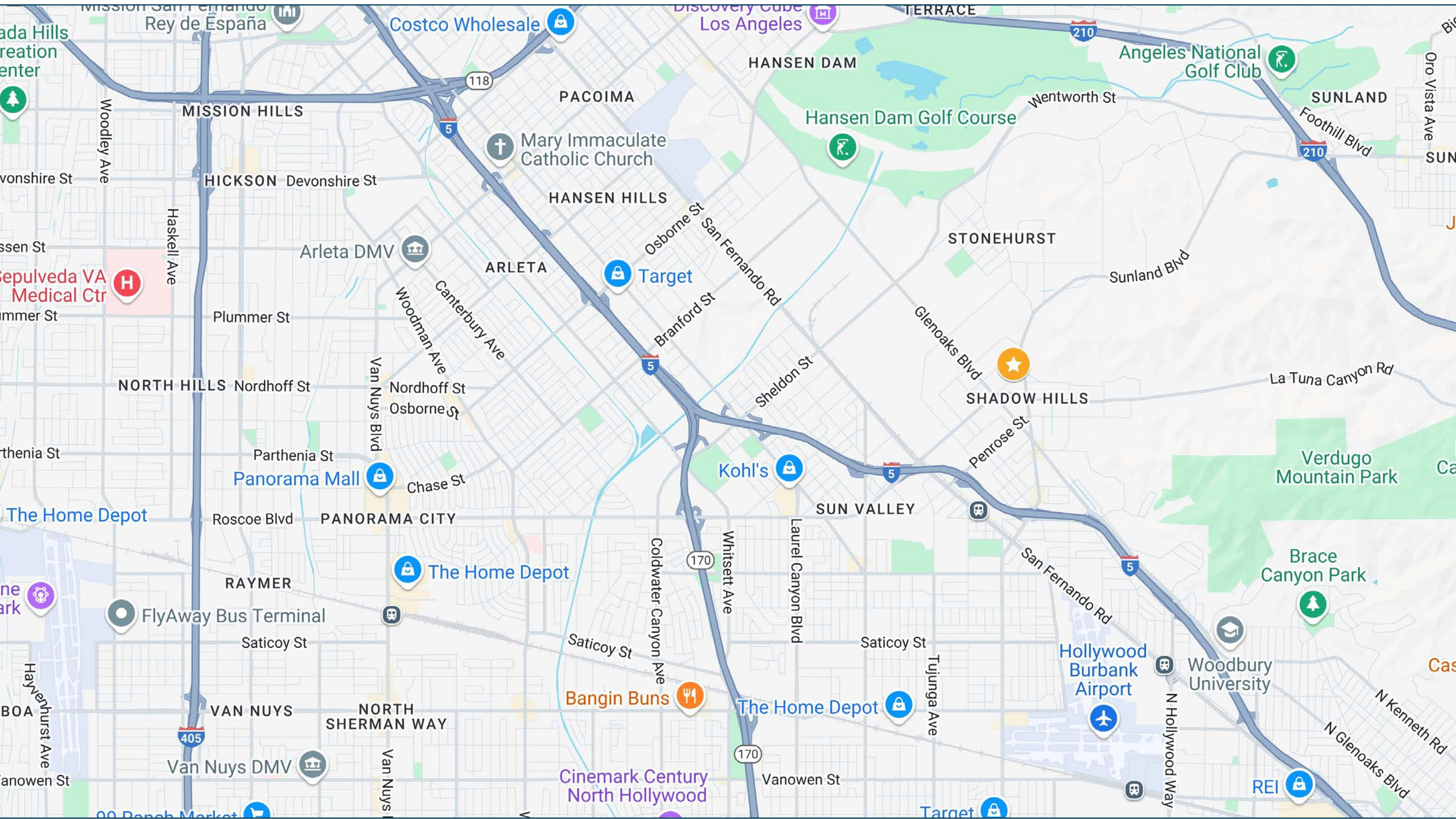
<b>LAND SQ.FT</b> .....	20,969±
<b>ZONING</b> .....	M2
<b>UTILITIES</b> .....	POWER (220V) / WATER / SEWER
<b>APN</b> .....	2408-002-012















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## INDUSTRIAL LAND - FOR SALE

FOR MORE INFORMATION:



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