



Rexford Industrial Center - Sylmar / Dock High and Ground Level  
Loading / Great Location in High Image Corporate Neighborhood /  
Easy Access to 5, 210, 118, 405, & 14 Freeways



**MOTIVATED SUBLESSOR!**

**7,813 SF AVAILABLE FOR SUBLEASE**

**STATE-OF-THE-ART INDUSTRIAL UNIT**  
13073 Bradley Avenue | Sylmar, CA





## Property Highlights

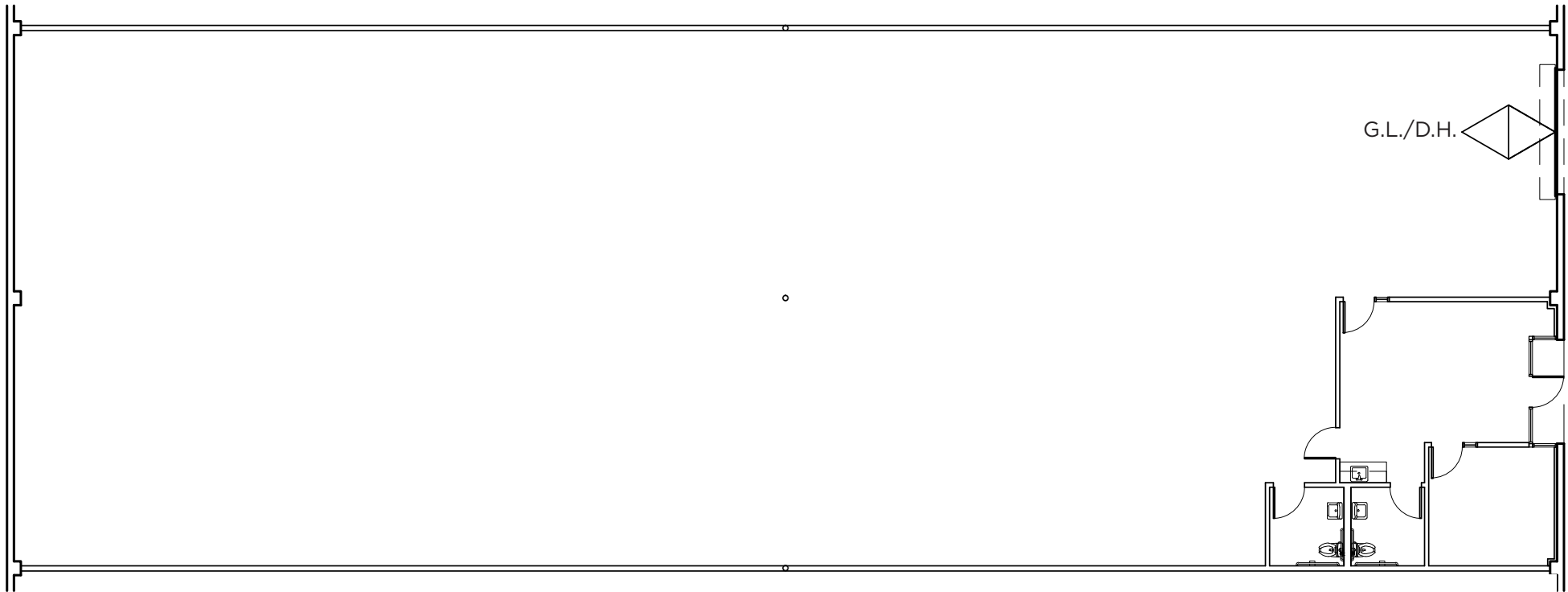
- Sublease Through 07/31/2028
- 7,225 SF Warehouse
- 588 SF Office
- Lease Rate: \$1.69 MG / Op.Ex. \$0.09 PSF
- Clear Height: 15'
- 1 Dock High Door , 1 Ground Level Door
- 10 Parking Spaces / 1.28:1 Ratio
- Power: 200A, 277/480V, 3Ph, 4W
- Sprinklered
- 2 Restrooms

# Rexford Industrial Center - Sylmar

13073 Bradley Avenue







**WAREHOUSE**

7,225 SF

**OFFICE**

588 SF

**TOTAL**

7,813 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



**9.8 Miles**  
To Van Nuys Airport

**12.9 Miles**  
To Burbank Hollywood Airport

**I-5, I-210, SR-118, I-405**  
Immediate Access & Close Proximity



**Rexford  
Industrial**

## Leasing Contacts

**MATT DIERCKMAN**

Executive Vice President

818.334.1870

[matt.dierckman@colliers.com](mailto:matt.dierckman@colliers.com)

LIC # 01301723

**DAVID HARDING**

Executive Vice President

818.334.1880

[david.harding@colliers.com](mailto:david.harding@colliers.com)

LIC # 01049696

**GREG GERACI**

Executive Vice President

818.334.1844

[greg.geraci@colliers.com](mailto:greg.geraci@colliers.com)

LIC # 01004871

**BILLY WALK**

Senior Vice President

818.334.1898

[william.walk@colliers.com](mailto:william.walk@colliers.com)

LIC # 01398310

**KEVIN CARROLL**

Senior Associate

818.334.1892

[kevin.carroll@colliers.com](mailto:kevin.carroll@colliers.com)

LIC # 02078759



**Colliers**

505 N Brand Blvd, Suite 1120

Glendale, CA 91203

[www.colliers.com](http://www.colliers.com)

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