



For Lease

# 12740 San Fernando Rd Sylmar, CA 91342

## 25,600 SF Industrial Building

**David Harding**

License No. 01049696

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**Greg Geraci**

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**Billy Walk**

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William.Walk@colliers.com

**Kevin Carroll**

License No. 02078759

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Kevin.Carroll@colliers.com

Accelerating success.

# Building Highlights



Oversized  
Fenced Yard



Renovated Building  
with New Offices



3.37:1 Parking Ratio  
Possible



Proximate to 5, 210, 118  
& 405 Freeways



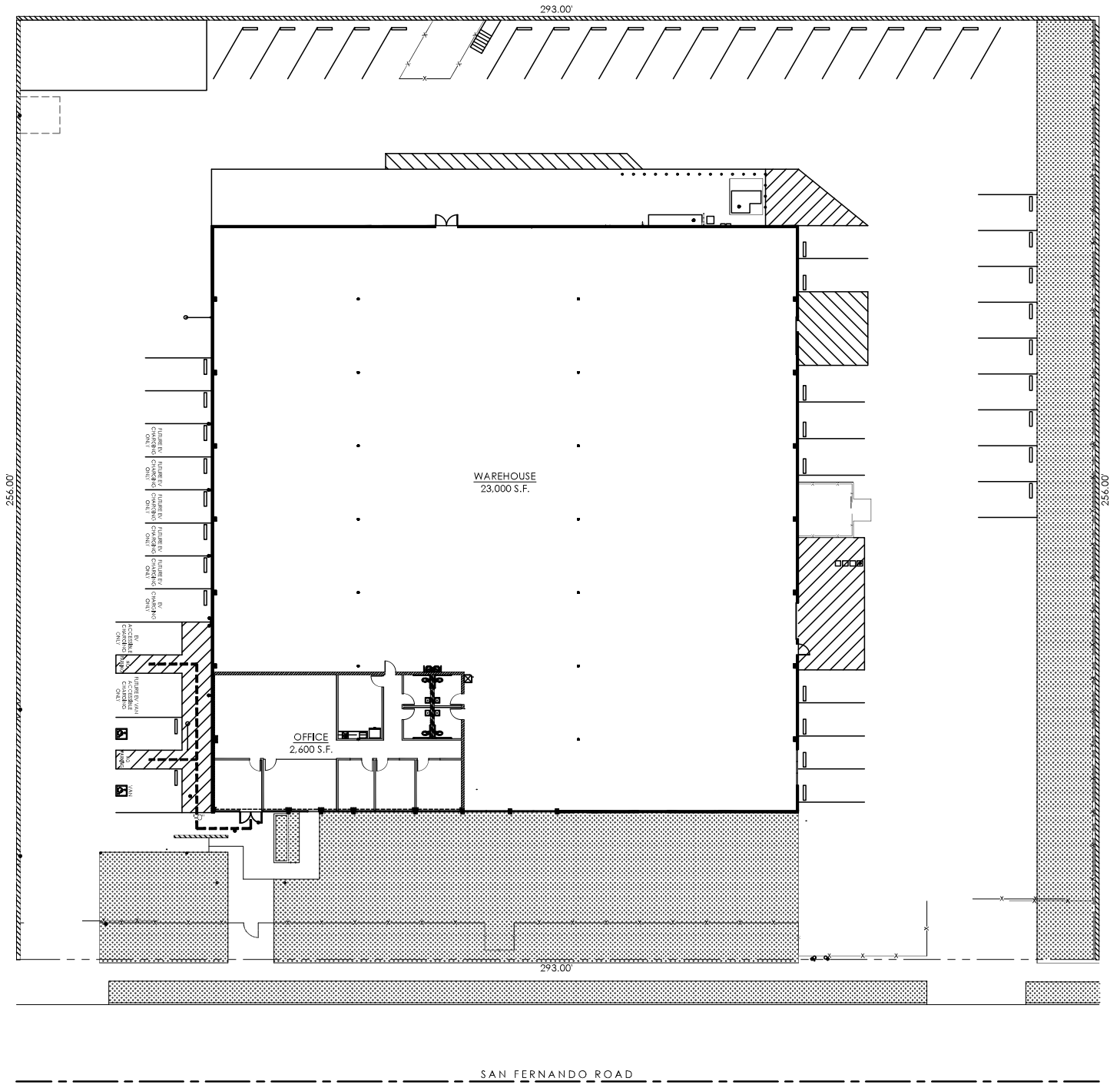
Heavy Power!  
1600A, 480V

Available SF	25,600
Monthly Rent	<b>\$35,328</b> \$38,144
Lease Rate/SF	<b>\$1.38</b> \$1.49 NNN / Op.Ex. \$0.11
Lot Size	1.72 AC / 75,008 SF
Clear Height	13'
GL Doors	2
Power	1600A, 480V, 3Ph, 4W
Parking Spaces / Ratio	85 / 3.37:1
Office SF	2,556
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	LAM2
Possession	2/1/25
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

# Site Plan



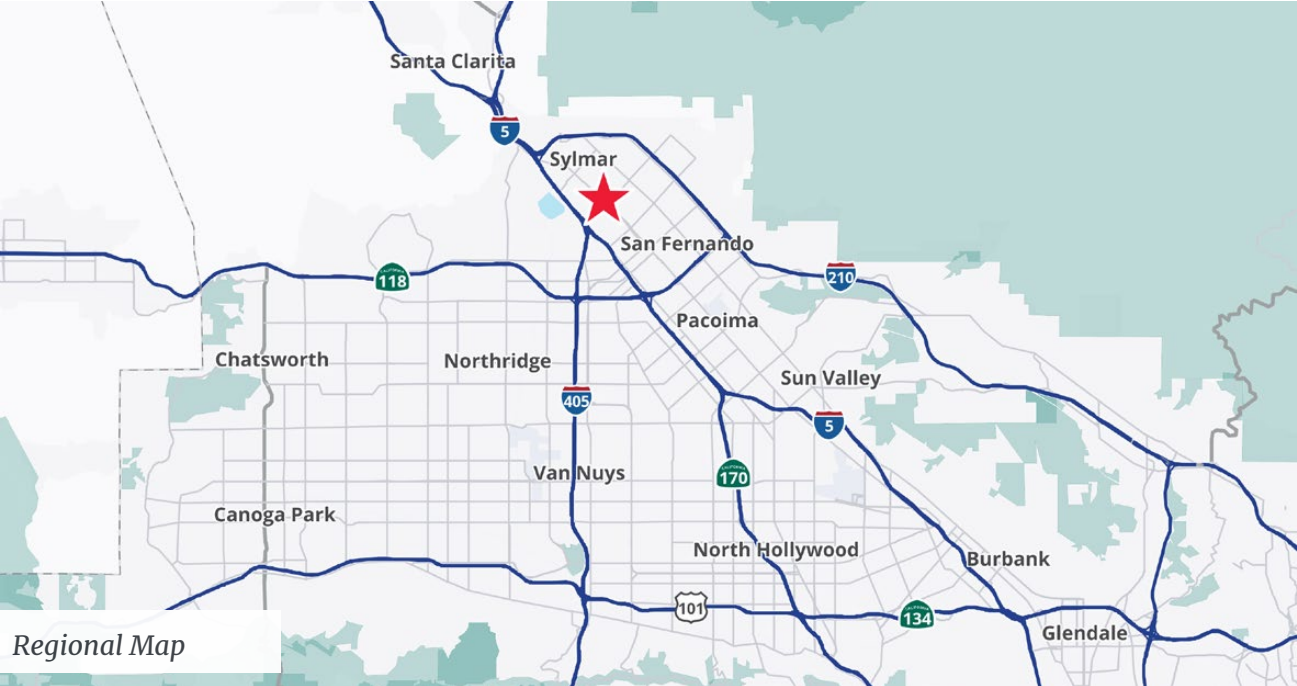
# Exterior Photos



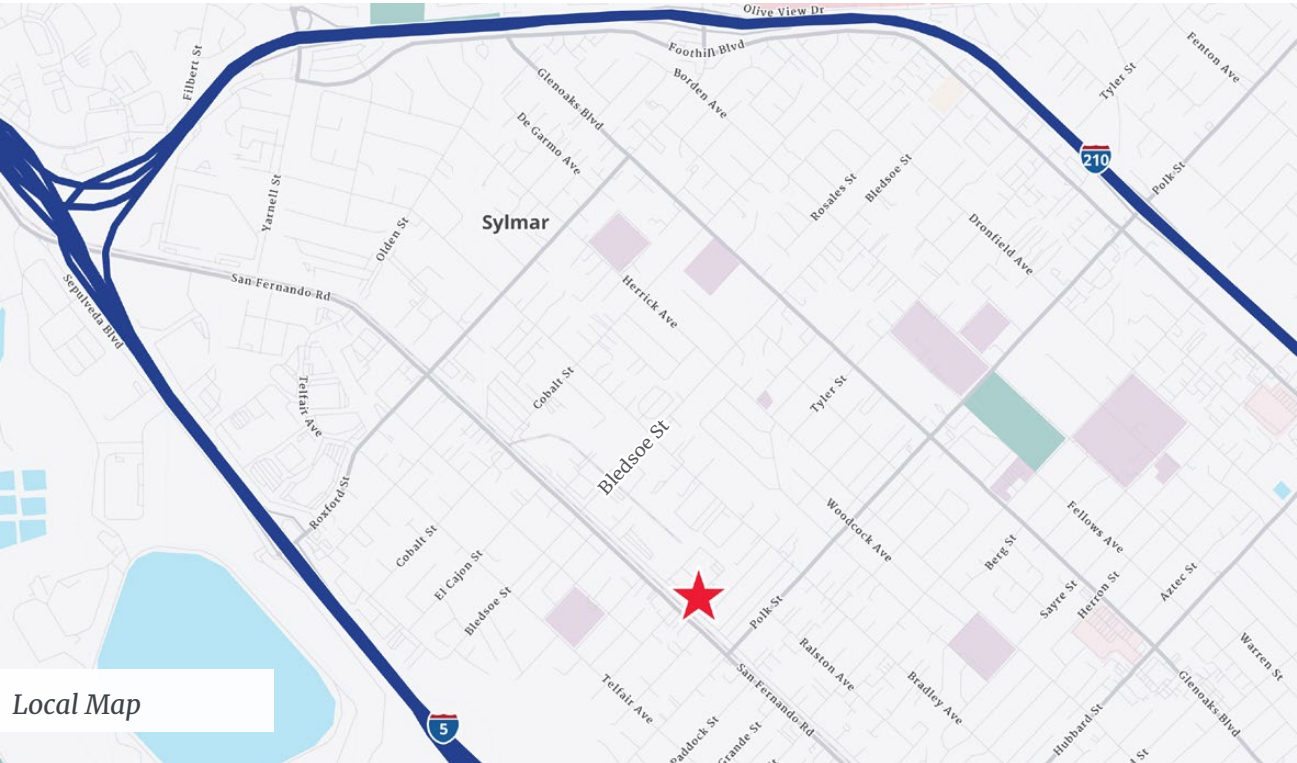
# Interior Photos



# Location Maps



Regional Map



Local Map

# Freeway Access Map





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### Contact Info

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