

Available SF 6,607 SF

Industrial For Lease

Building Size 41,440 SF



**Property Name:** Northeast Valley Industrial Park  
**Address:** 12273 Foothill Blvd, Sylmar, CA 91342  
**Cross Streets:** Foothill Blvd/Van Nuys Blvd

Major Street Frontage  
 Clear Span Warehouse  
 Close to 5 Freeways  
 Combine with 12277 for 12,182 SF

**Lease Rate/Mo:** \$9,911  
**Lease Rate/SF:** \$1.50  
**Lease Type:** Modified Gross  
**Available SF:** 6,607 SF  
**Minimum SF:** 6,607 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$63,240 / 2024  
**Yard:** No  
**Zoning:** (Q)M1-1-CUGU  
**Listing #:** 41948705

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1 / 12'x12'  
**DH Doors/Dim:** 0  
**A: 200 V: 120-240 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1979  
**Whse HVAC:** No  
**Parking Spaces:** 10 / **Ratio:** 1.5:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution  
**Listing Date:** 02/18/2025

**Office SF / #:** 700 SF / 3  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 60 Days  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2531003014