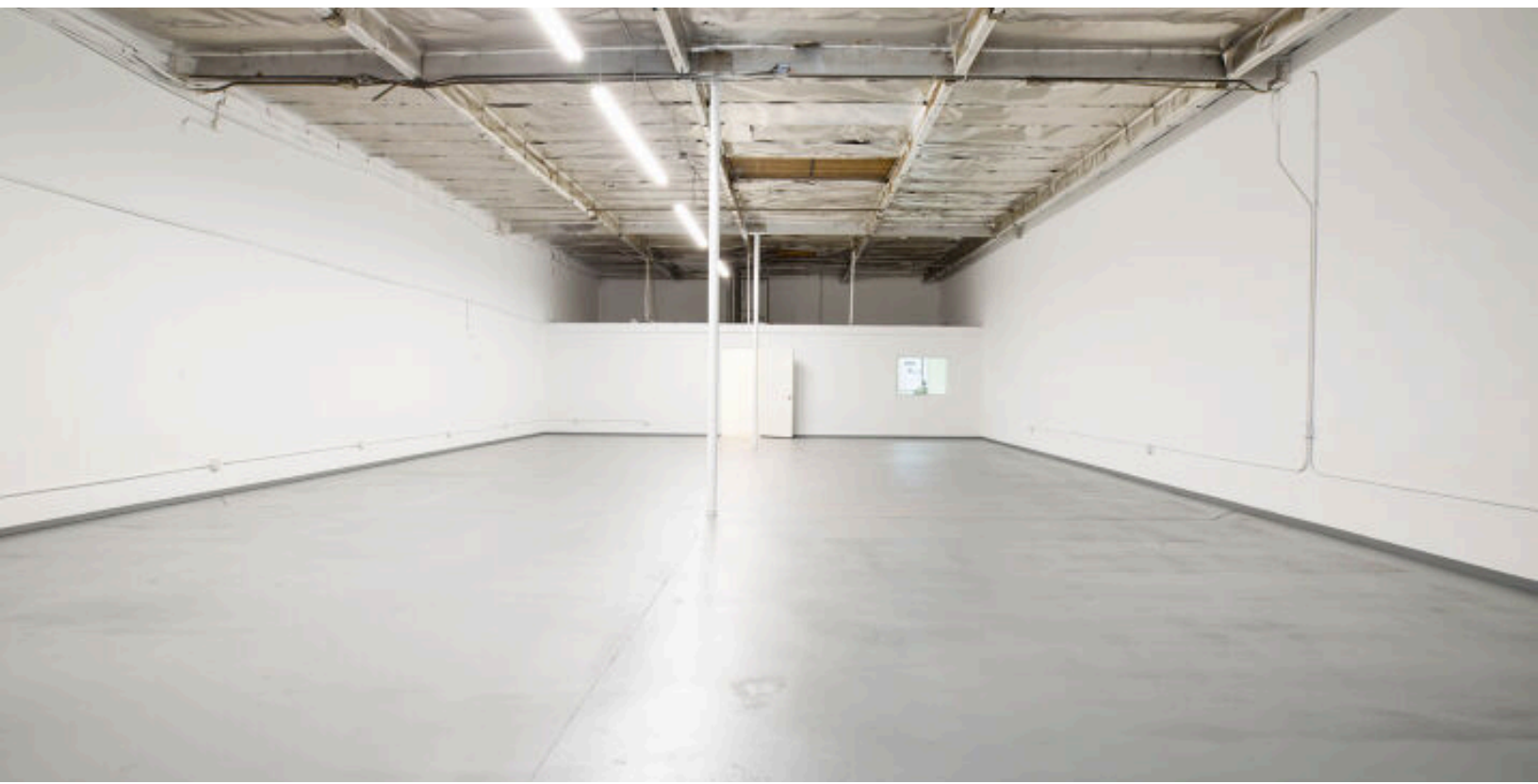




12990 Branford St, Los Angeles, CA 91331

\$1,190,900

Branford Business Park - 12990 Branford St Unit D 91331

Industrial M1 For Sale - 12990 Branford St 91331



Jose Alonso
CA 01936996
818.472.0618

Listing Added: Today
Listing Updated: Today



Details

Asking Price	\$1,190,900	Property Type	Industrial
Subtype	Distribution, Manufacturing, Warehouse	Investment Type	Owner/User
Investment Sub Type	Investment	Class	B
Lease Type	Modified	Tenant Credit	Credit Rated
Tenancy	Single	Square Footage	2,350 - 2,482
Net Rentable (sq ft)	2,482	Cap Rate	5.42%
Pro-Forma Cap Rate	5.62%	Occupancy	100%
NOI	\$64,519	Pro-Forma NOI	\$66,919
Units	1	Year Built	1971
Year Renovated	2023	Buildings	1
Stories	1	Permitted Zoning	M1
Lot Size (sq ft)	224,842	Parking (spaces)	3
Rent Bumps	3%	Broker Co-Op	Yes
APN	2629-027-039	Lease Options	Month to month
Ground Lease	No	Ownership	100
Loading Docks	1	Dock High Doors	13
Ceiling Height	15		

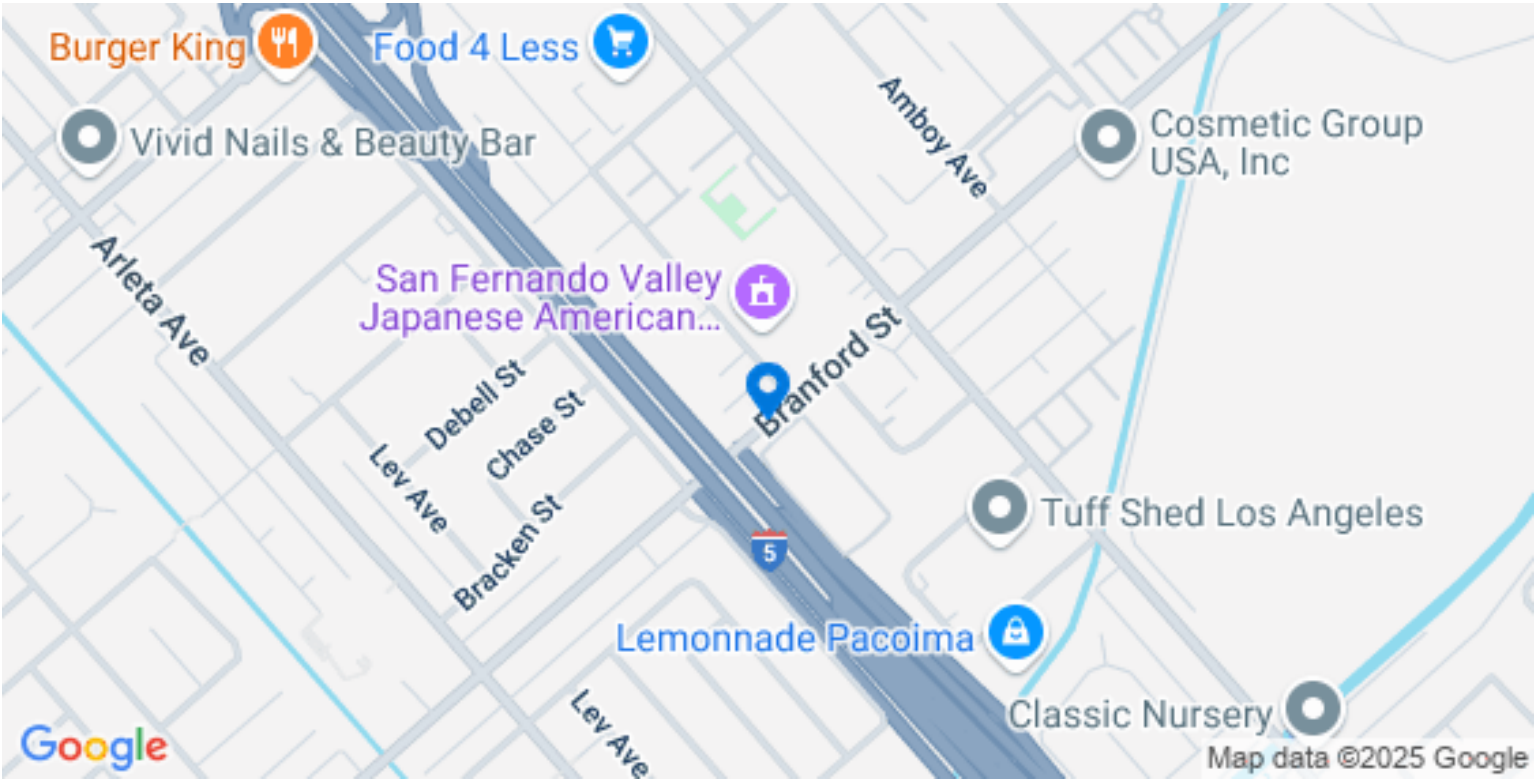
Marketing Description

Industrial condo warehouse for sale zoning code LAMR1. Unit D includes 2,350-2,482 sq.ft. Office space, 1 bathroom, and a front desk lobby. Remodeled January 2023 with new insulation, drywall, paint, flooring, 2 phase electrical 200 AMPS with the capacity to upgrade to 3 phase 400 AMPS., and a newer HVAC. Front entrance door directs you to the front desk receptionist, a waiting room, and a bathroom. The backside has a ground-level roll-up door up to 13ft, ceiling space up to 15ft, ware house space approximately 60ft wide by 40ft long. Potential usage for machine shop, storage, office, showroom, contractor's warehouse, limited manufacturing and more (tenant to verify). Prime industrial location in the San Fernando Valley, Pacoima area, neighboring area to Sun Valley and North Hollywood. CAM fee approximately \$350. Located next to the on/off ramp of the 5 freeway, and nearby the 170, and the 118, and the 405, and the 210, and 6 miles from the Burbank Airport.

Investment Highlights

- Gated with overnight Security
- Reserved Parking plus Public parking.
- Remodeled
- 24/7 Access
- 5 Freeway exit Branford St or Osborne St.

Location (1 Location)



Property Photos (10 photos)

