

13310 RALSTON AVE

SYLMAR, CA 91342



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EXECUTIVE SUMMARY

Located within one of the San Fernando Valley's established industrial corridors, **13310 Ralston Ave** presents a rare opportunity to acquire a freestanding industrial warehouse offering flexibility for both investors and owner-users. The approximately 6,840-square-foot facility sits on a 0.30-acre parcel and combines functional warehouse space with approximately 1,200 square feet of built-out office, providing an efficient layout for a variety of industrial operations.

The property offers excellent regional accessibility with convenient access to Interstate 5, Interstate 210, and State Route 118, allowing efficient distribution throughout Los Angeles County and Southern California. Positioned on a quieter industrial street while remaining minutes from major transportation routes, the property provides an ideal balance of accessibility and operational convenience.

Designed for functionality, the warehouse features approximately 14-foot clear height, a grade-level loading door, 16 on-site parking spaces, and multiple existing walk-in refrigeration units that may be utilized by users with cold-storage needs or removed to accommodate alternative operations. Zoned MR1 (Buyer to Verify), the property presents a compelling opportunity for manufacturing, warehousing, distribution, food-related businesses, contractors, or other permitted industrial uses.

Offered for sale with a potential lease option, 13310 Ralston Avenue represents a versatile industrial asset in one of the San Fernando Valley's most active industrial submarkets.







INVESTMENT HIGHLIGHTS

Property Type	Industrial Warehouse
Sale Type	Investment or Owner-User
Sale Price	\$2,499,000
Lease Option	Available
Building Size	±6,840 SF
Office Area	±1,200 SF
Lot Size	±0.30 Acres
Year Built	1987
Stories	1
Tenancy	Single Tenant
Building Class	C
Zoning	MR1 (Buyer to Verify)
Parking	16 Spaces
Loading	1 Grade-Level Door
Clear Height	Approx. 14 Feet
Parcel Number	2501-002-060



NEIGHBORHOOD SNAPSHOT

SYLMAR, CA

Sylmar continues to be one of the San Fernando Valley's most desirable industrial markets due to its strategic location, strong transportation infrastructure, and proximity to major population centers throughout Los Angeles County.

The property offers convenient connectivity to Interstate 5, Interstate 210, and State Route 118, allowing efficient access to Downtown Los Angeles, the Inland Empire, Ventura County, and surrounding industrial hubs. Bob Hope Airport is also within a short drive, providing additional logistical advantages for businesses with regional travel or shipping needs.

Surrounded by an established network of industrial businesses, suppliers, and distribution facilities, 13310 Ralston Avenue is well-positioned for companies seeking operational efficiency within a mature and highly accessible industrial market.

All information is deemed reliable but not guaranteed. Prospective buyers should independently verify all information, including property details, zoning, and permitted uses. This material is provided for informational purposes only and does not constitute legal, financial, tax, or investment advice.

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