



FOR LEASE

1012 - 1014 GRISWOLD AVE.

SAN FERNANDO, CA 91340

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DRE LICENSE #01869082

Property Highlights

PRIME OWNER-USER OPPORTUNITY

1012 - 1014 Griswold presents a unique chance for owner-users to acquire a highly adaptable industrial property offering approximately 17,584 SF of vacant space, ready for immediate occupancy and tailored build-out. The office interiors have been recently upgraded with premium, modern finishes—perfect for companies seeking a turnkey professional environment.

AMPLE ON-SITE PARKING

With over 50 dedicated on-site parking spaces serving both buildings, the property ensures convenient access for employees, clients, and guests alike—enhancing daily operations and supporting a variety of business types.

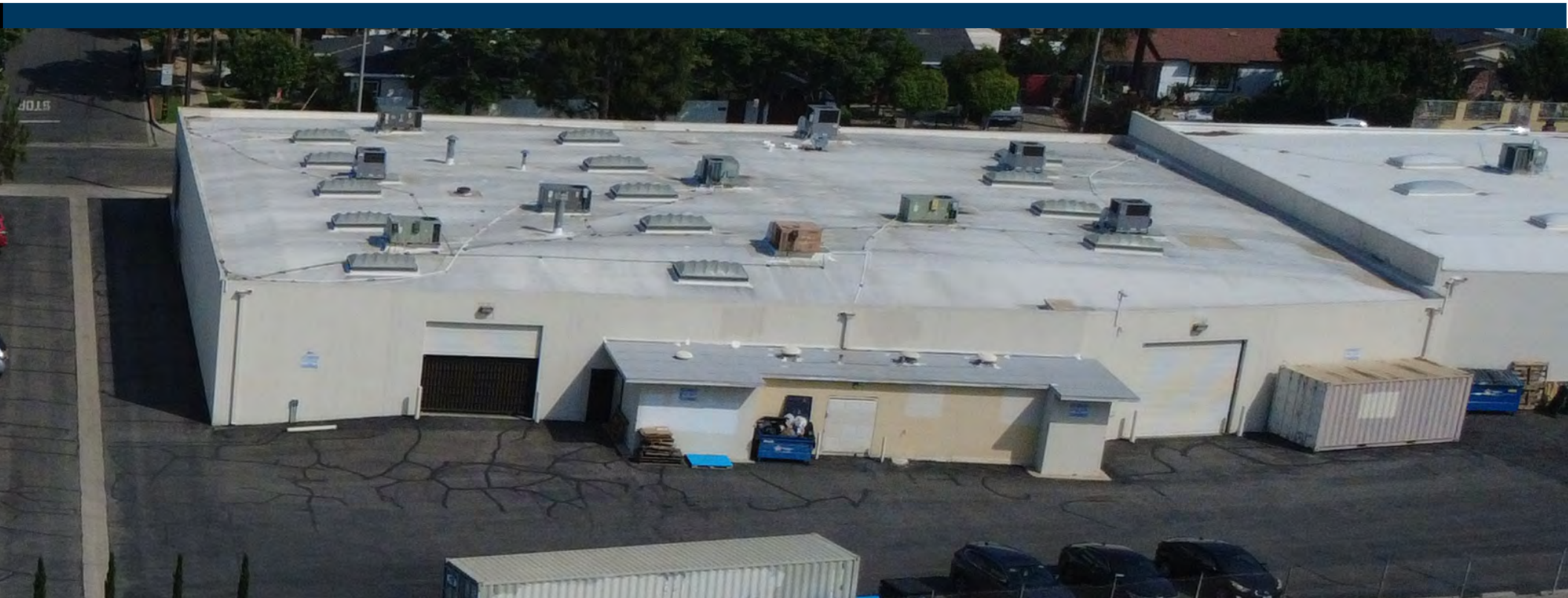
EXCEPTIONAL FREEWAY ACCESS

Ideally situated just minutes from the I-5, I-210, and CA-118, the property benefits from seamless connectivity to major transportation corridors. Its strategic location offers unparalleled access to the greater Los Angeles area, making it ideal for logistics, distribution, and service-based operations.

STRATEGIC YET SERENE LOCATION

Centrally located in Los Angeles, the property offers all the advantages of excellent freeway access while being nestled in a quiet, low-traffic neighborhood—providing a rare blend of urban convenience and suburban tranquility.

Property Overview



1012 - 1014 GRISWOLD AVENUE

USE

Industrial

SIZE

± 17,584 SF

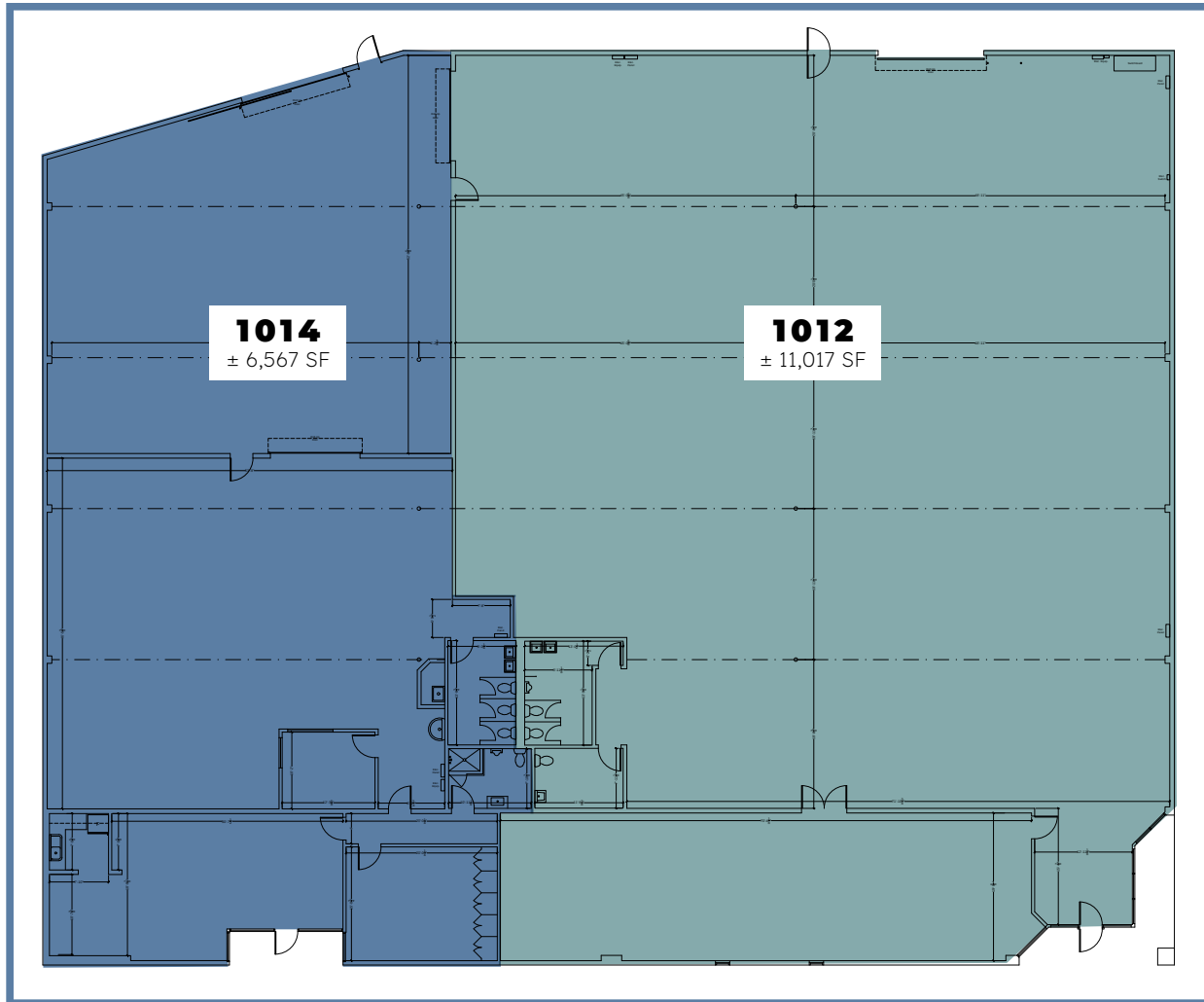
PRICE

\$0.89 / SF + NNNs

PARKING

25 dedicated on-site spots available

Floor Plan- Option A



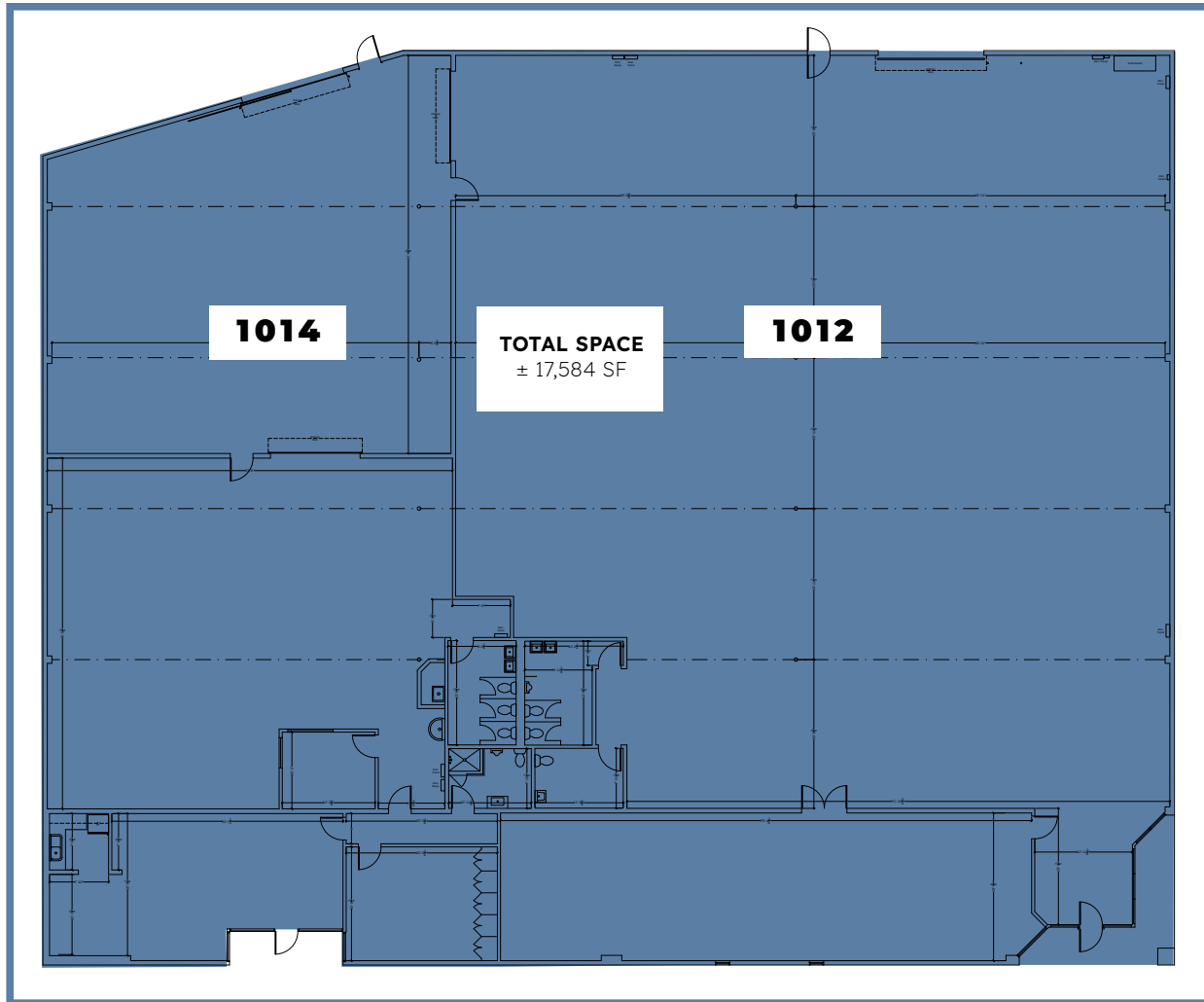
1012 GRISWOLD $\pm 11,017$ SF

1014 GRISWOLD $\pm 6,567$ SF

TOTAL VACANT SPACE: $\pm 17,584$ SF

Can be rented separately or together.

Floor Plan - Option B



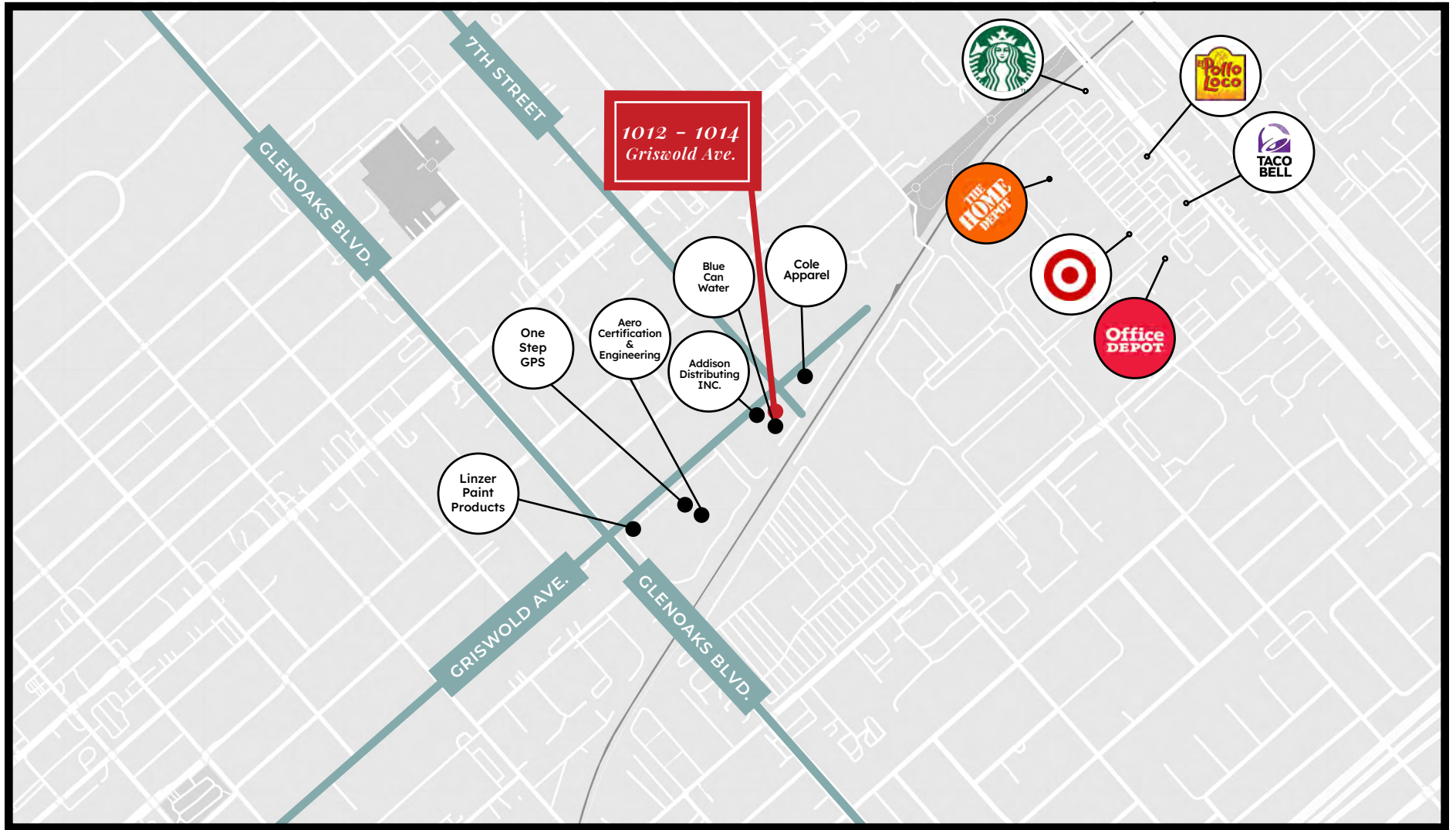
1012 GRISWOLD ± 11,017 SF

1014 GRISWOLD ± 6,567 SF

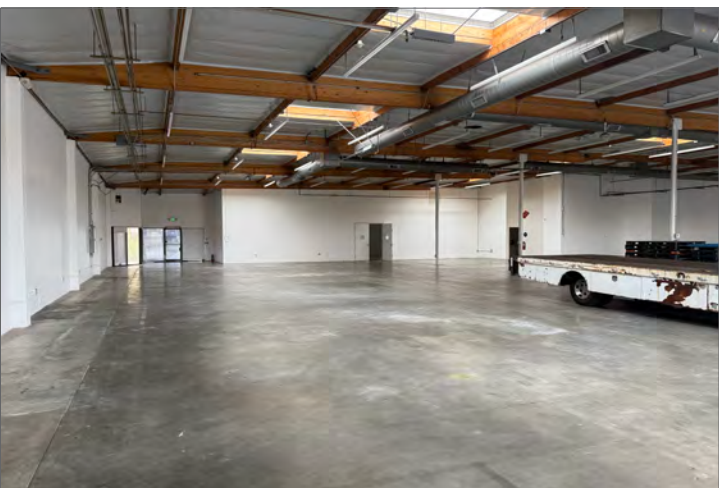
TOTAL VACANT SPACE: ± 17,584 SF

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Map Overview



Interior Photos



Lease Comps

FOR LEASE

**1012-1014 GRISWOLD AVENUE
SAN FERNANDO, CA 91340**

PRICE / SF: \$1.05 / SF

SIZE: 17,584 SF

YEAR BUILT: 1980

**10349 NORRIS AVENUE
PACOIMA, CA 91331**

Rent: \$16.68/NNN

Size: 55,514

Lease Type: Direct

Lease Start: April 2025

Expiration: March 2030

Year Built: 2005

**10340 SAN FERNANDO ROAD
SYLMAR, CA 91342**

Rent: \$15.00/NNN

Rentable Area: 51,567 SF

Lease Type: Sublease

Lease Start: July 2025

Expiration: Jan 2027

Year Built: 1976

**12840 BRADLEY AVENUE
SYLMAR, CA 91342**

Rent: \$17.40/NNN

Rentable Area: 41,536 SF

Lease Type: Direct

Lease Start: May 2025

Expiration: May 2030

Year Built: 1969

**13336 PAXTON STREET
PACOIMA, CA 91331**

Rent: \$15.00/NNN

Size: 29,880 SF

Lease Type: Direct

Lease Start: Dec 2025

Expiration: Dec 2028

Year Built: 1985

**605 8TH STREET
SAN FERNANDO, CA 91340**

Rent: \$23.88/IG

Rentable Area: 55,715 SF

Lease Type: Direct

Lease Start: Aug 2023

Expiration: May 2024

Year Built: 1987

**300 PARKSIDE DRIVE
SAN FERNANDO, CA 91340**

Rent: \$19.80/IG

Rentable Area: 21,926 SF

Lease Type: Sublease

Lease Start: May 2024

Expiration: April 2027

Year Built: 1984

Area Overview



Area Overview



Contact

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This information has been furnished by sources that we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

