



Available - 12723
Wentworth St

Golden State Business Park

Pacoima, CA

An approximately 171,000 SF, institutionally owned and professionally managed business park featuring 5 concrete tilt-up buildings in a fully landscaped environment.

12723 Wentworth St
35,840 SF

Available for Lease

Golden State Business Park

Overview

- Modern Concrete Tilt-Up Buildings
- Ground-Level and Dock-High Loading
- High Bay Warehouse (20' + Minimum Clearance)
- Landscaped Business Park Atmosphere
- Strategically Located Near the 5, 170, 118 and 210 Freeways
- Minutes to Burbank Airport; Easy Access to LAX, Ports of Los Angeles and Long Beach
- Sprinklered Buildings
- Expansion Capabilities for Growing Companies
- Corporate Neighbors
- Some Buildings Have Private, Gated Yards
- On-Site Park Security



Available
 Leased
 Not a Part



Address	Available SF	Asking Rate	Availability
12723 Wentworth St	35,840	\$1.47 NNN	10/01/2026

12723 Wentworth St

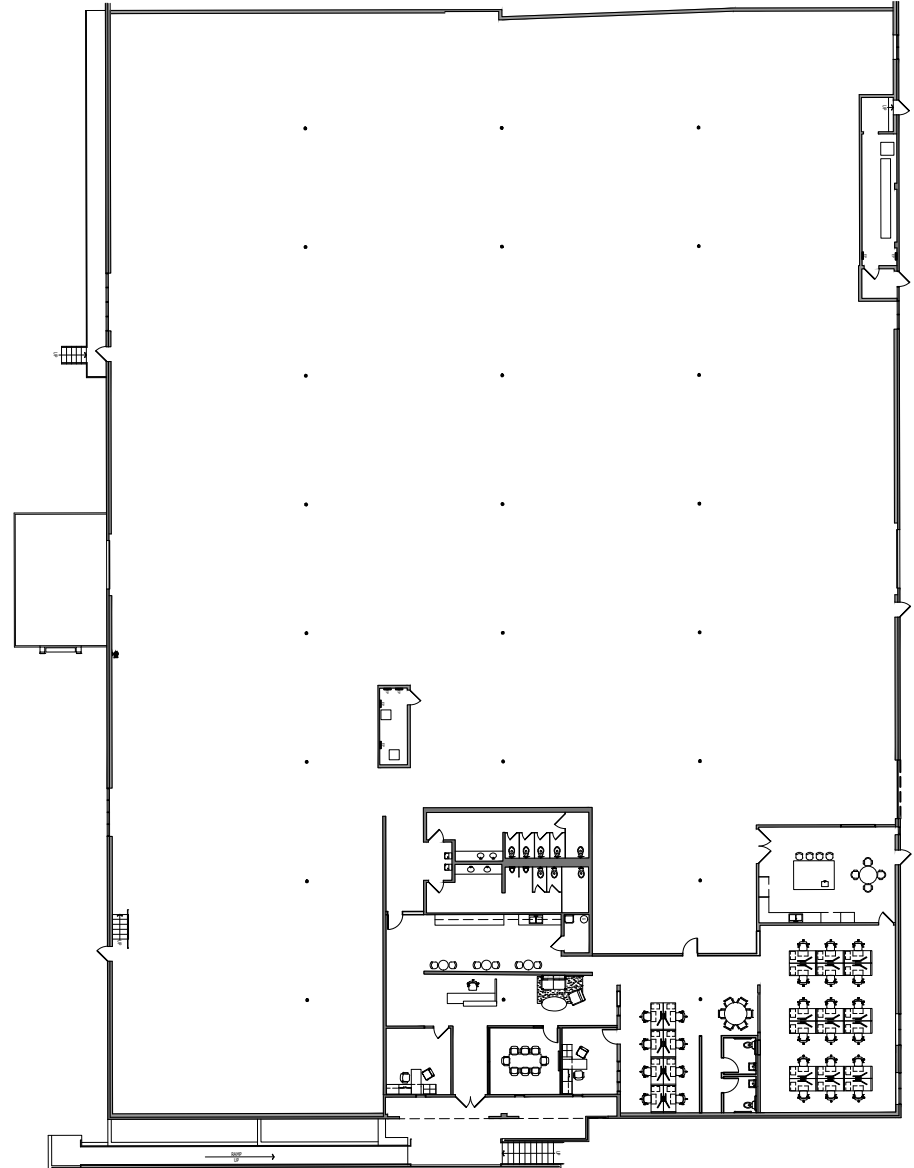
Specifications

Highlights

- Corporate Image
- Private, Gated Yard
- Heavy Power
- Professionally Managed Business Park
- Dock High & Ground Level Loading
- Immediate 5, 170, 118, 210 Freeway Access

Available SF	35,840
Monthly Rent	\$52,685.00
Lease Rate / SF	\$1.47 NNN
Operating Expenses / SF	\$0.34
Min. Clear Height	20'
Power	1200A, 277-480V, 3Ph, 4W
DH / GL Doors	1 / 1
Parking Spaces / Ratio	68 / 1.9:1
Office SF / #	4,060 / 5
Restrooms	4
Sprinklered	Yes
Zoning	MR1
To Show	Call Agent

Proposed Layout

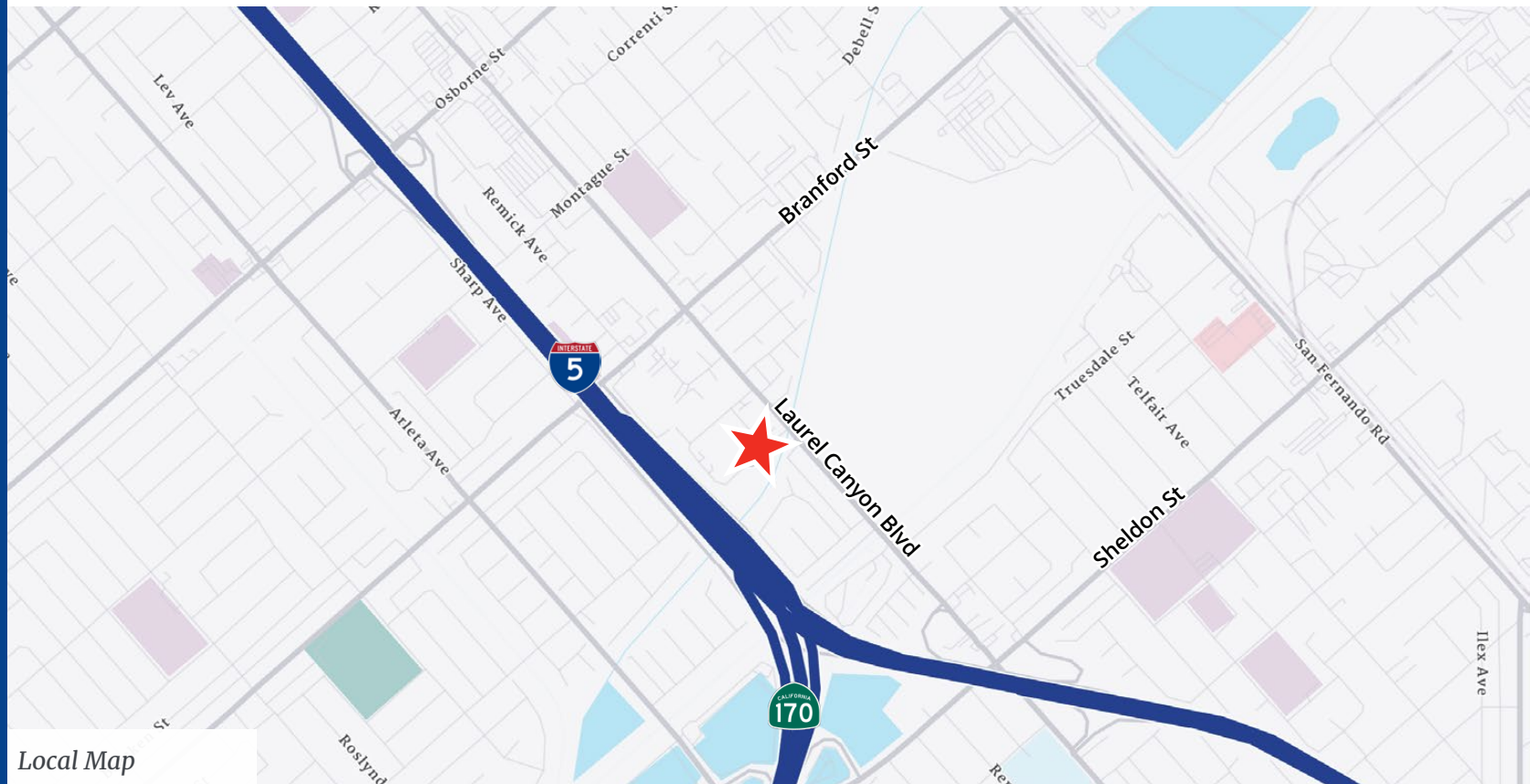
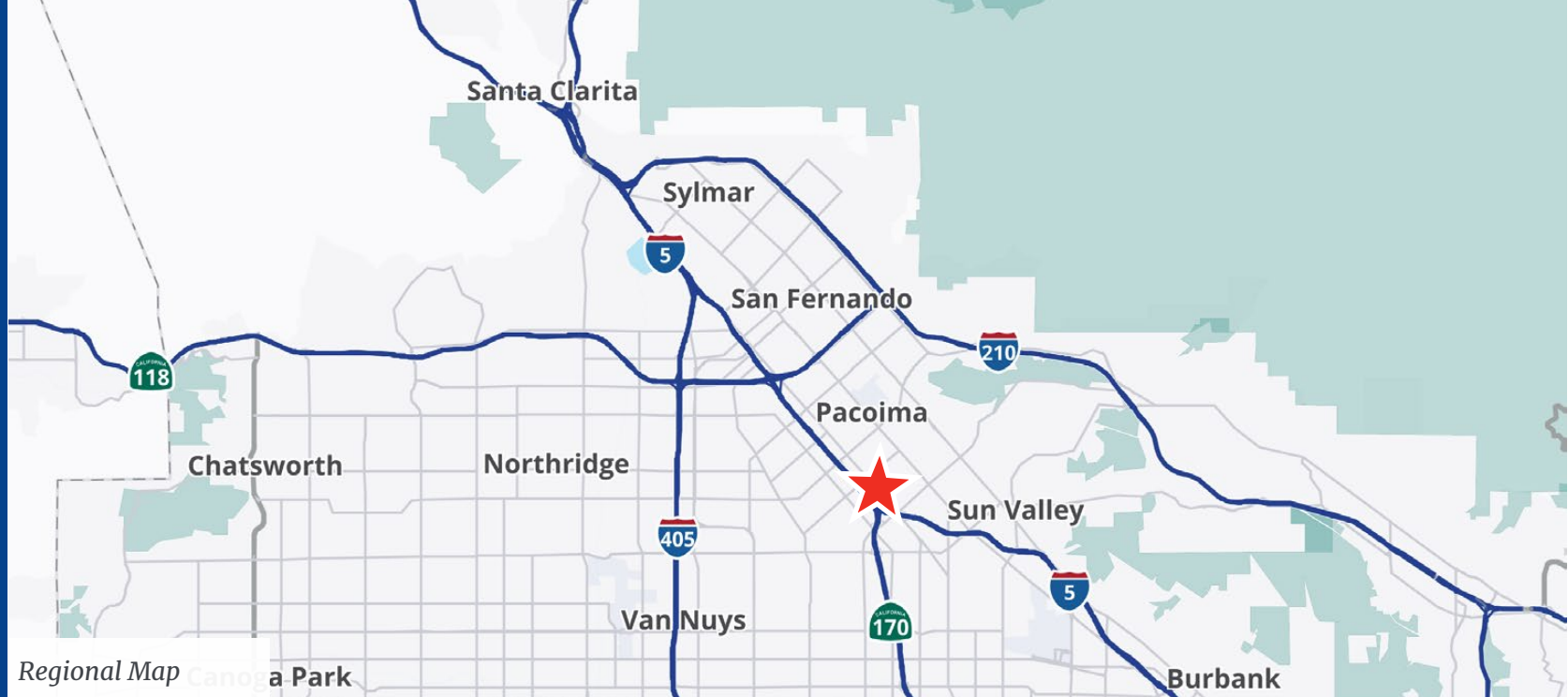


Exterior Photos

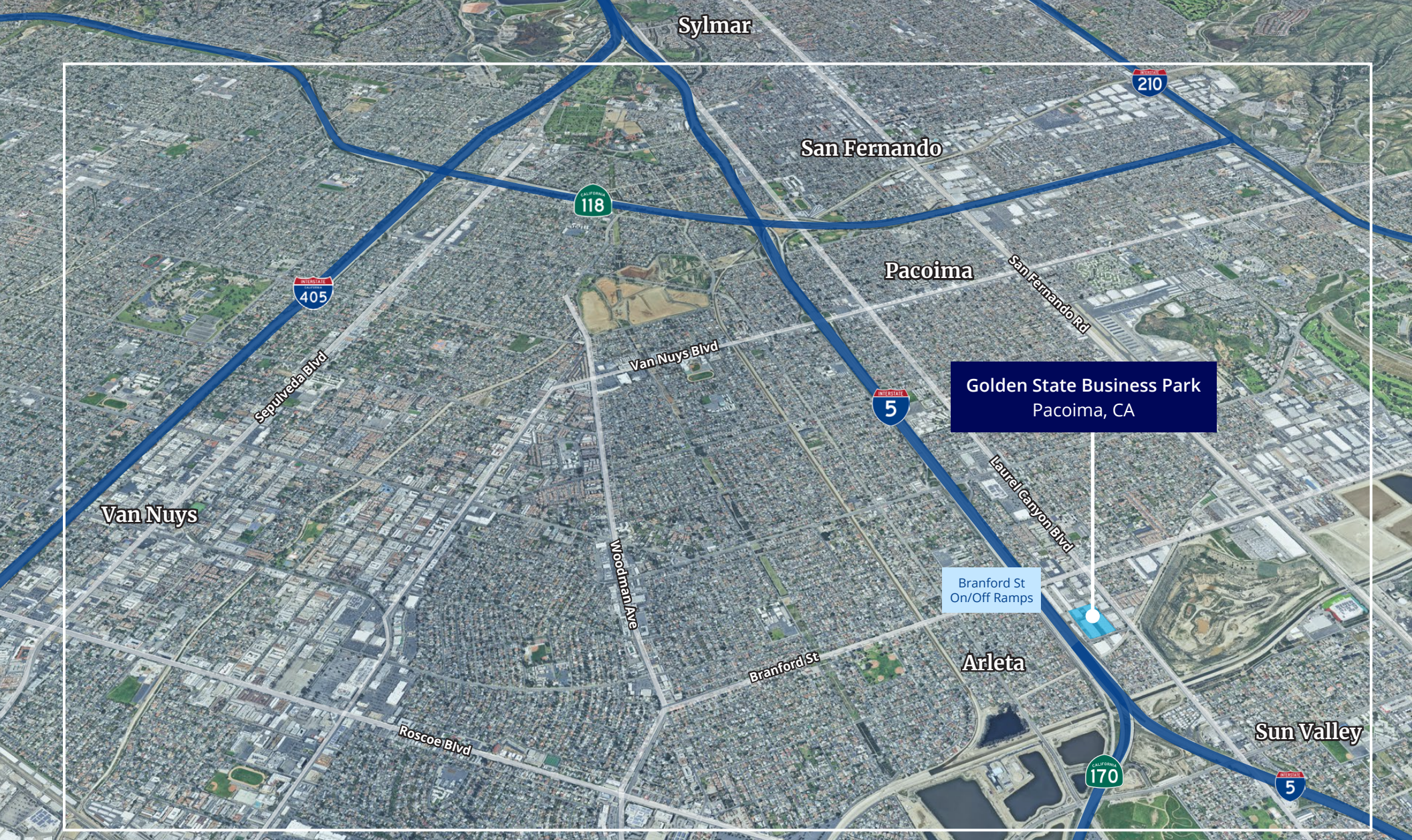


Interior Photos





Location Maps



Golden State Business Park
Pacoima, CA

Branford St
On/Off Ramps

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