

12527 SAN FERNANDO ROAD

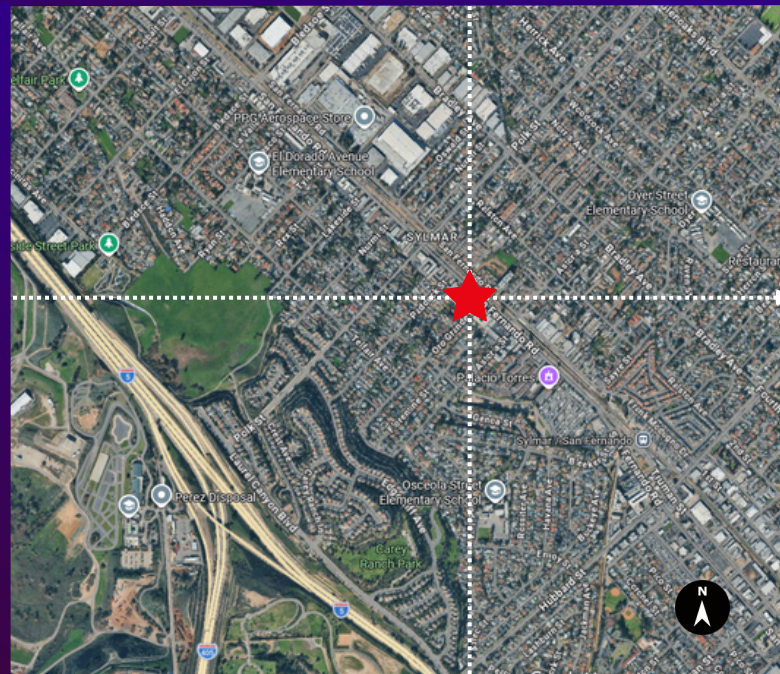
Sylmar, CA 91342

±12,162 SF
FOR LEASE



PROPERTY FEATURES

- Prime Sylmar Location on San Fernando Road with excellent visibility and main street identity with C-2 zoning allowing diverse commercial uses
- Newly Remodeled 12,162 SF Commercial Building with additional 800 SF metal lean-to (not a part of SF)
- 16-Foot Clear Heights for maximum operational efficiency
- 3 Grade-Level Doors (2-10'x12' and 1-9'x15') for flexible loading operations
- 2,500 SF of Finished Office Space across 4 offices with 3 restrooms
- Competitive Lease Rate at \$1.32/SF Gross with immediate possession available
- 20 Parking Spaces (1.6:1 ratio) with fully fenced and paved yard
- 240/480V 3-Phase Power



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SYLMAR, CA

FLOORPLAN & PROPERTY

