



Rexford Industrial Center - Sylmar / Dock High and Ground Level
Loading / Great Location in High Image Corporate Neighborhood /
Easy Access to 5, 210, 118, 405, & 14 Freeways



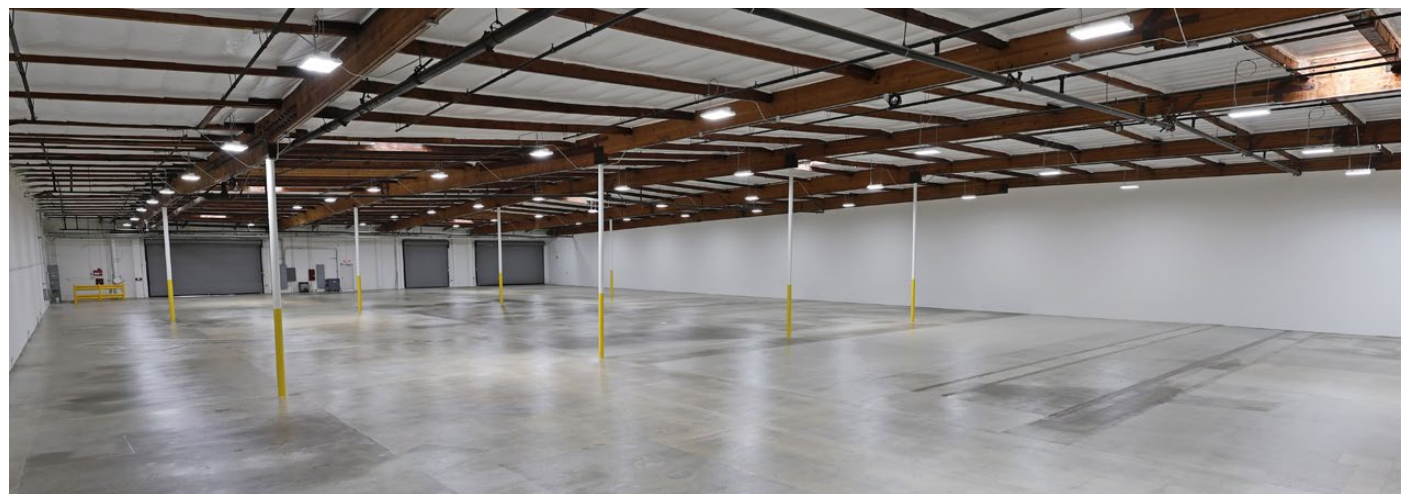
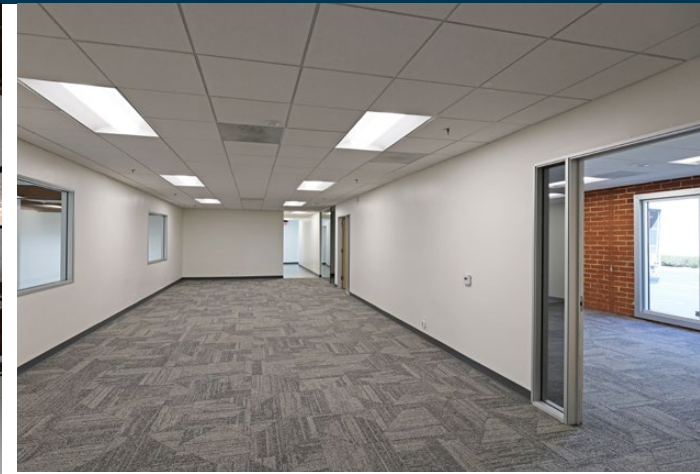
33,908 SF AVAILABLE FOR LEASE

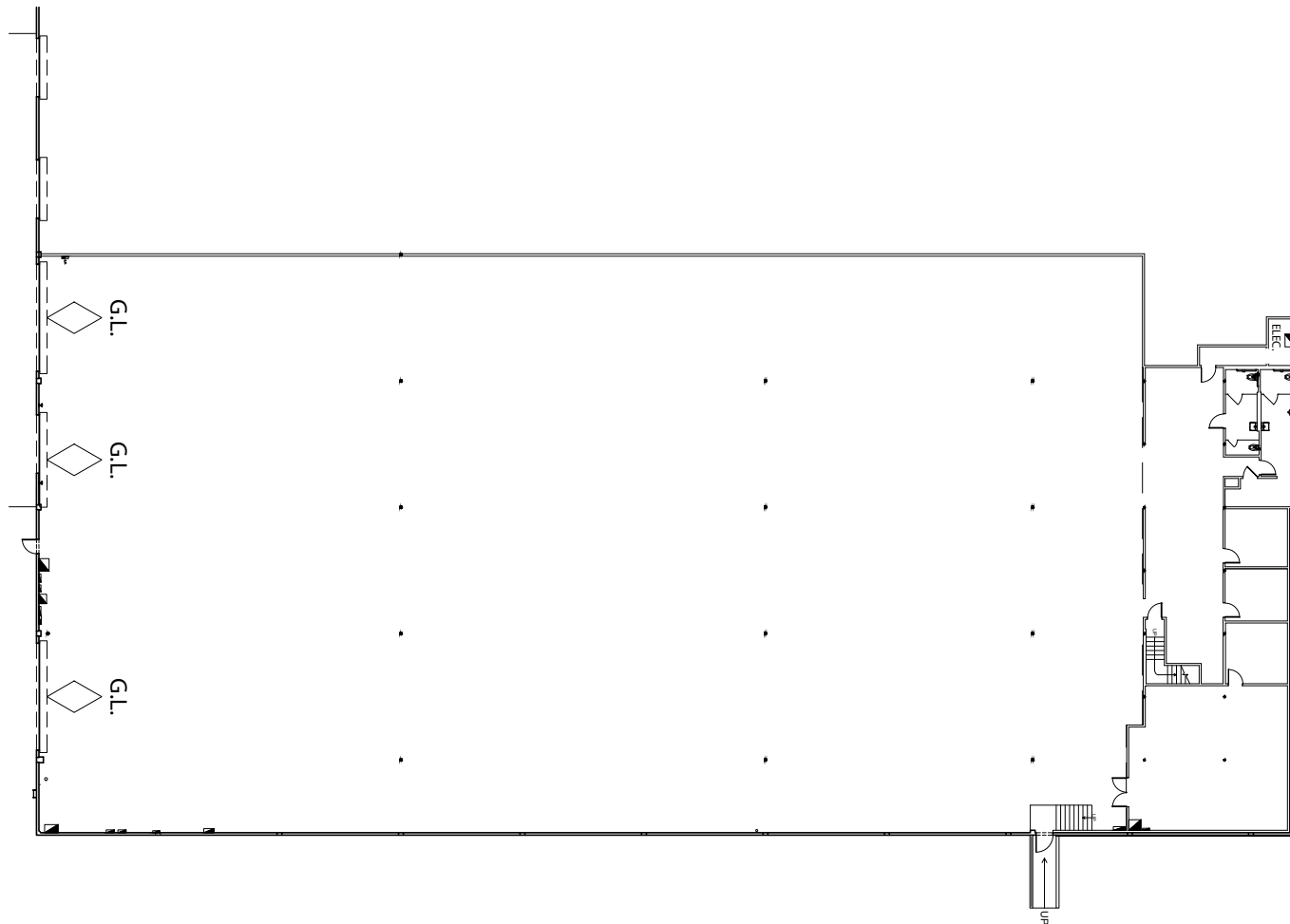
STATE-OF-THE-ART INDUSTRIAL UNIT
15148 Bledsoe St, Unit A | Sylmar, CA



Property Highlights

- Rexford Industrial Center - Sylmar
- Great Location in High Image Corporate Neighborhood
- 27,147 SF Warehouse
- 6,761 SF Office
- Lease Rate: \$1.39 NNN / Op.Ex. \$0.22 PSF
- Clear Height: 15'-18'
- 4 Dock High Doors, 3 Ground Level Doors
- 33 Parking Spaces / 1.00:1 Ratio
- Power: 1000A, 480V, 3Ph, 4W
- Sprinklered
- 4 Restrooms
- Excellent Access to the 5, 118, 405, 210, and 14 Freeways





WAREHOUSE

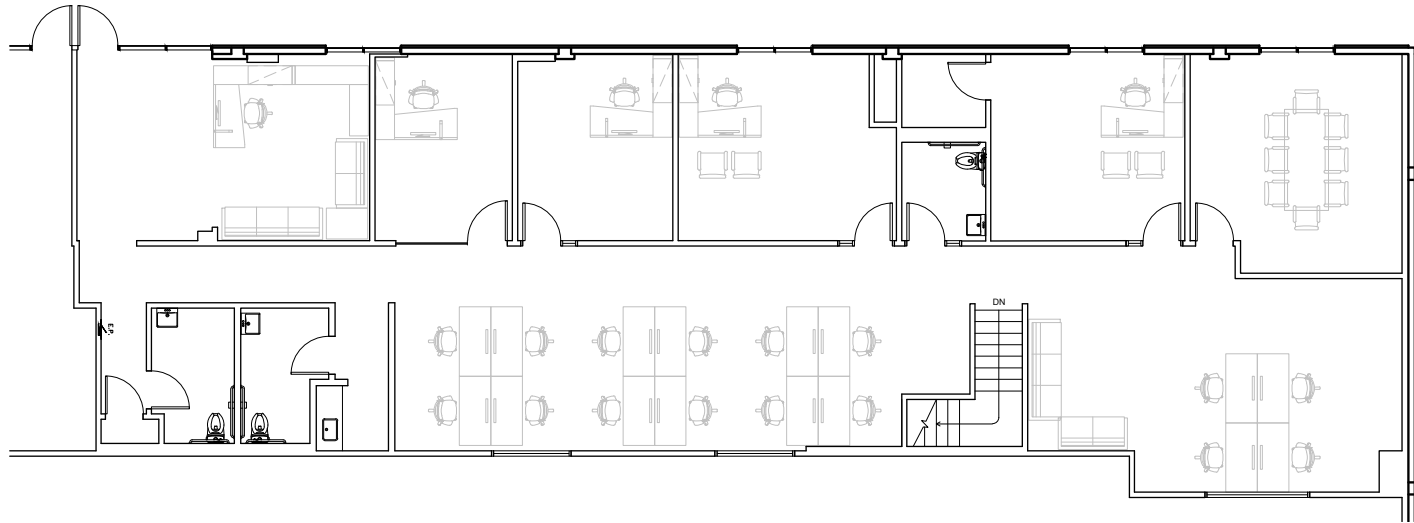
27,147 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



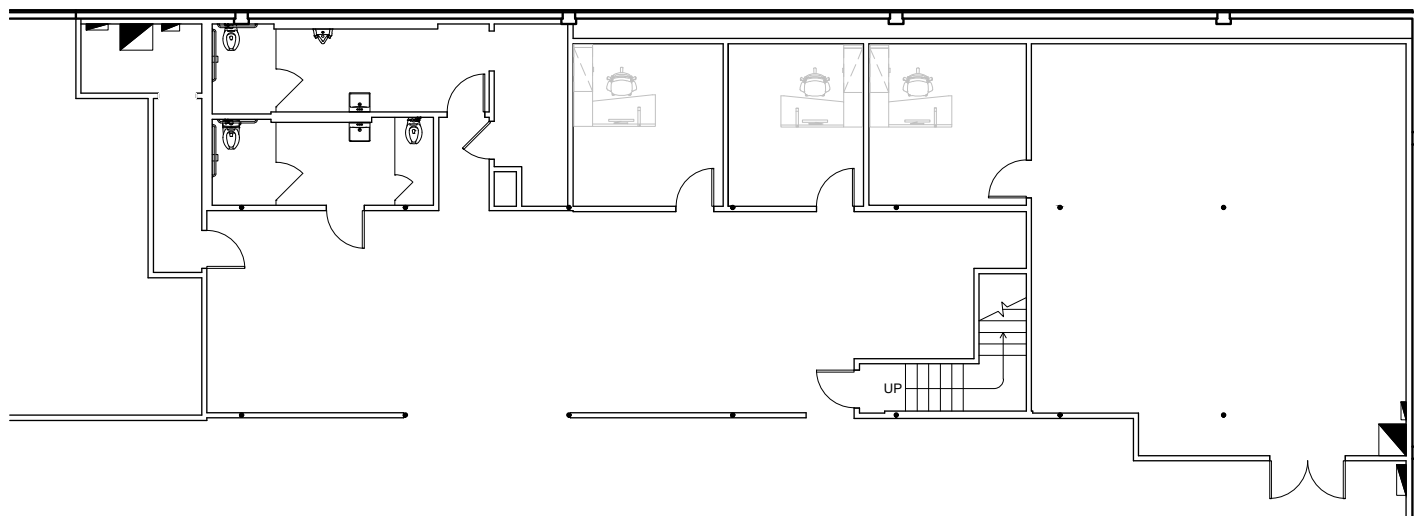
MEZZANINE OFFICE

3,495 SF



GROUND LEVEL OFFICE

3,266 SF



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Property Location

15148 Bledsoe St, Unit A



9.8 Miles
To Van Nuys Airport

12.9 Miles
To Burbank Hollywood Airport

I-5, I-210, SR-118, I-405
Immediate Access & Close Proximity



**Rexford
Industrial**

Leasing Contacts

MATT DIERCKMAN

Executive Vice President

818.334.1870

matt.dierckman@colliers.com

LIC # 01301723

DAVID HARDING

Executive Vice President

818.334.1880

david.harding@colliers.com

LIC # 01049696

GREG GERACI

Executive Vice President

818.334.1844

greg.geraci@colliers.com

LIC # 01004871

BILLY WALK

Senior Vice President

818.334.1898

william.walk@colliers.com

LIC # 01398310

KEVIN CARROLL

Associate Vice President

818.334.1892

kevin.carroll@colliers.com

LIC # 02078759



Colliers

505 N Brand Blvd, Suite 1120

Glendale, CA 91203

www.colliers.com

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