



Heart of SFV Incredible Distribution Facility Featuring 8 Dock High Loading Doors Efficiently Planned Office Layout with Premium Finishes Institutionally Owned/Managed with Close Proximity to 5, 210, 118, 405, 170 & 14 Freeways



LIMITED TIME \$25K BROKER BONUS FOR LEASES SIGNED BY 9/30/2026

48,440 SF TO 105,172 SF AVAILABLE FOR LEASE

13943 - 13949 Balboa Boulevard | Sylmar, CA

STATE-OF-THE-ART INDUSTRIAL BUILDING

Immaculate Offices & Premium Finishes, Rare Combination of 28' Minimum Clear Ceilings and an ESFR Rated Sprinkler System



Building Features

13943-13949 BALBOA BOULEVARD



	13943 Balboa Blvd	13949 Balboa Blvd	13943-13949 Balboa Blvd
TOTAL BUILDING AREA:	56,732 SF	48,440 SF	105,172 SF
LEASE RATE:	\$1.69 NNN/SF/mo.	\$1.69 NNN/SF/mo.	\$1.69 NNN/SF/mo.
NNN EXPENSES:	\$0.37/SF/mo.	\$0.37/SF/mo.	\$0.37/SF/mo.
OFFICE AREA:	2,623 SF	3,128 SF	5,751 SF
CLEAR HEIGHT:	28'	28'	28'
SPRINKLERS:	ESFR	ESFR	ESFR
RESTROOMS:	4	4	8
PARKING PROVIDED:	35 stalls	86 stalls	121 stalls
DOCK HIGH DOORS:	5	8	13
GROUND LEVEL DOORS:	2	0	2
POWER:	2,000 Amps; 277/480 Volts; 3 Phase 4 Wire	600 Amps; 277/480 Volts; 3 Phase 4 Wire	2,600 Amps; 277/480 Volts; 3 Phase 4 Wire

Property Photos

13943 Balboa Blvd





Interior Photos

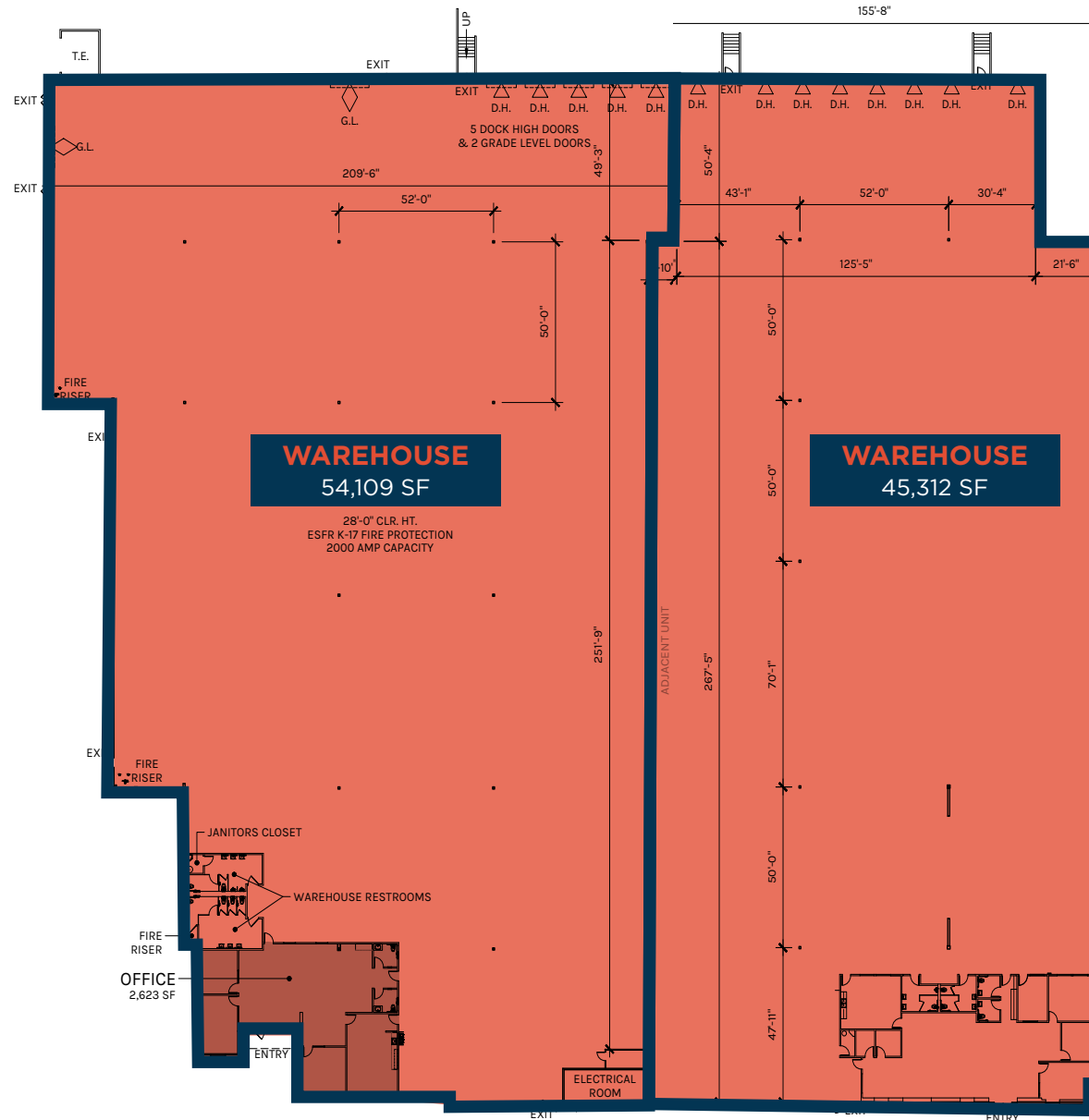
13943-13949 BALBOA BOULEVARD





13943 BALBOA BLVD

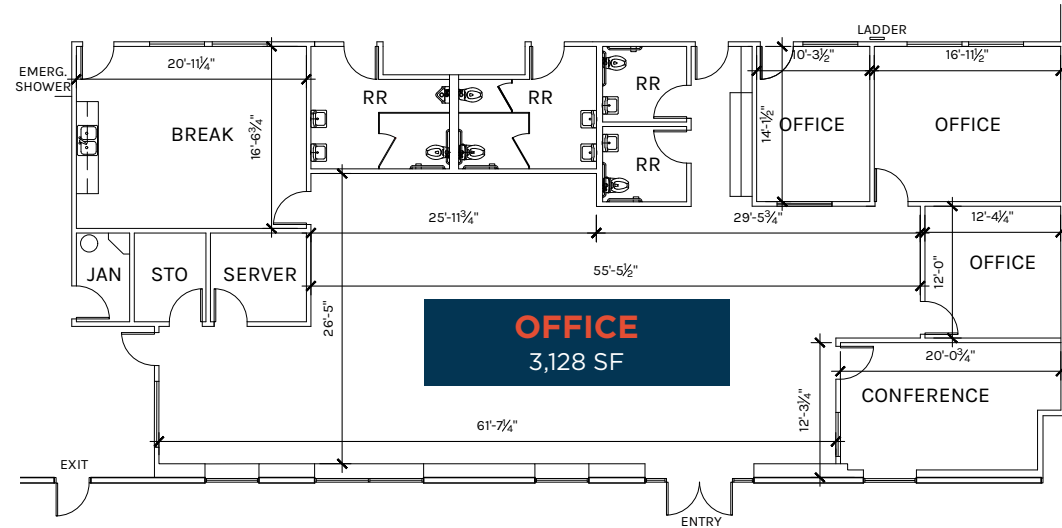
13949 BALBOA BLVD



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 SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



13943 BALBOA BLVD



13949 BALBOA BLVD

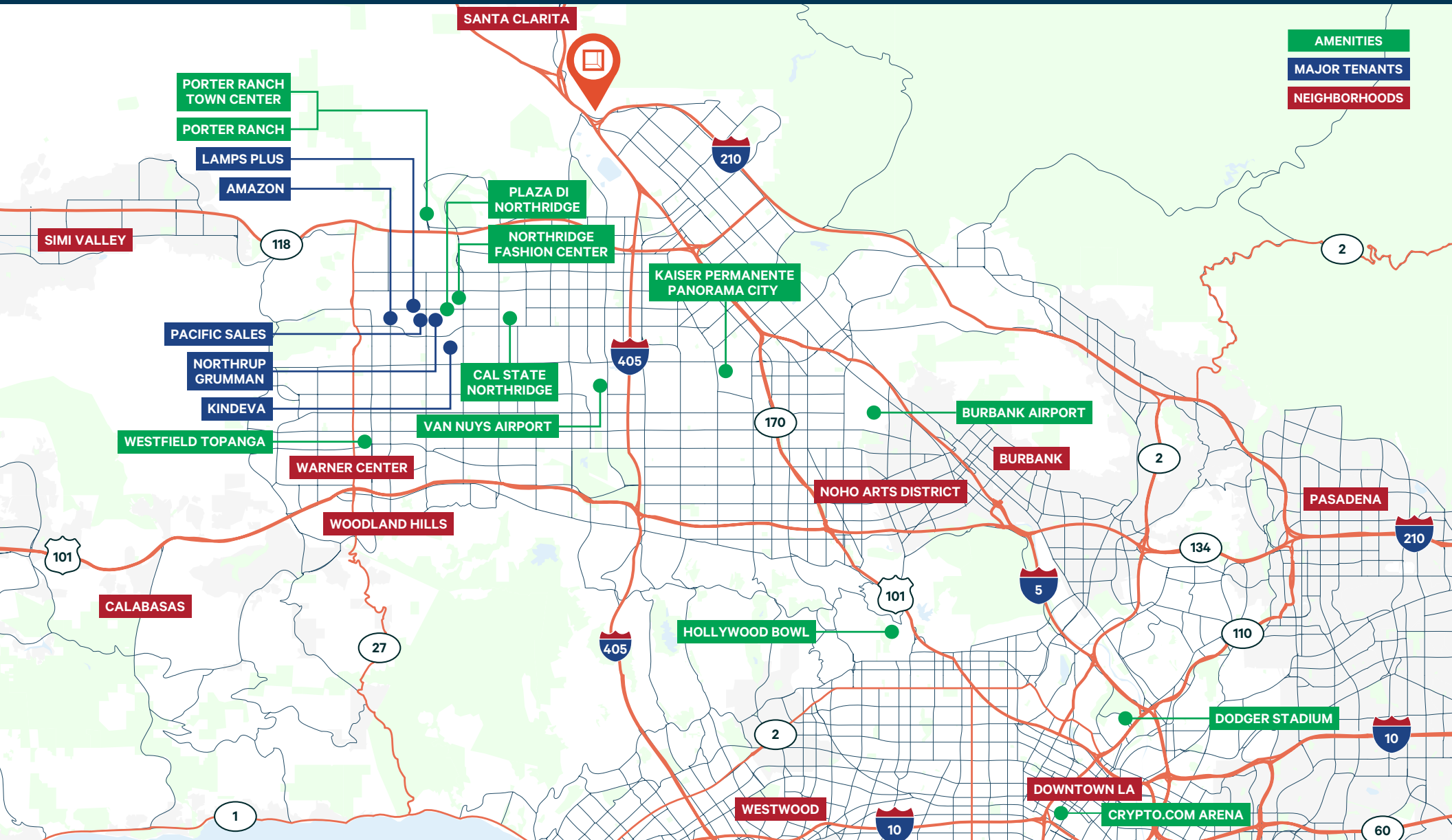
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Property Location

13943-13949 BALBOA BOULEVARD



AMENITIES

MAJOR TENANTS

NEIGHBORHOODS

14.7 Miles

To Hollywood
Burbank Airport

31.3 Miles

To Downtown
Los Angeles

52.9 Miles

To Ports of Los Angeles/
Long Beach

210, 118, I-5, US-101, 405

Immediate Access and
Close Proximity



**Rexford
Industrial**

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