

Available SF 10,000 SF

Industrial For Lease

Building Size 35,568 SF



Address: 13350 Paxton St, Pacoima, CA 91331

Cross Streets: Bradley Ave/Paxton St

Hard Signalized Corner
Adjacent to Lowe's Home Improvement
Main Street Frontage - Retail Potential
Great Access to 118, 5, 405, 210, 710
Rear Loading
Fenced Front and Rear Parking Lots

Lease Rate/Mo: \$16,500
Lease Rate/SF: \$1.65
Lease Type: Gross
Available SF: 10,000 SF
Minimum SF: 10,000 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$25,096 / 2025
Yard: No
Zoning: M1-1-CUGU

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 12'x12' Rear
DH Doors/Dim: 0
A: 100 V: 240 O: 3 W: 4
Construction Type: CONCRETE REINFORCED
Const Status/Year Blt: Existing / 1973
Whse HVAC: No
Parking Spaces: 20 / Ratio: 2.0:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,000 SF / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 07/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: East SFV
APN#: 2534-002-035

Listing Company: Delphi Business Properties, Inc.

Agents: [Stuart Leibsohn 818-398-1825](mailto:stu@go2delphi.com)

Listing #: 45135956

Listing Date: 06/24/2026

FTCF: CB250N000S000

Notes: Lease rate includes Base Year CAM. Taxes for entire building. Co-listed with Adam Comora - NAI Capital. DRE Lic #0131227 818-521-2623. Additional Power A200 V120, Two Phase. Lessee to Verify.