



12455 BRANFORD ST, STE 24, PACOIMA, CA 91331

INDUSTRIAL CONDO



FOR SALE
OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is proud to present 12455 Branford Street, Suite 24, Pacoima, CA 91331, an industrial property located within the established Branford Industrial Center. The property presents an attractive acquisition opportunity for owner-users, investors, and businesses seeking a strategically located industrial asset within the San Fernando Valley.

Situated within Pacoima's established industrial market, Suite 24 is surrounded by a diverse mix of warehouses, manufacturing businesses, machine shops, service-oriented companies, and other industrial users. The Branford Industrial Center provides a functional environment for businesses seeking proximity to established industrial activity and convenient access to surrounding commercial markets.

The property benefits from convenient access to major transportation routes serving the San Fernando Valley and greater Los Angeles, including Interstate 5, State Route 118, and State Route 170. Its Pacoima location provides connectivity to surrounding industrial, commercial, and residential markets throughout the San Fernando Valley and the greater Los Angeles area. With its established industrial setting, strategic Pacoima location, and convenient regional access, 12455 Branford Street, Suite 24 presents an excellent opportunity for an owner-user or investor seeking to acquire an industrial property in a well-established San Fernando Valley market.

The buyer is responsible for independently verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY SUMMARY



PROPERTY TYPE
Industrial Condo



PRICE
\$1,115,000



BUILDING
±2,800 SF



YEAR BUILT
1966



ZONING
LAM1



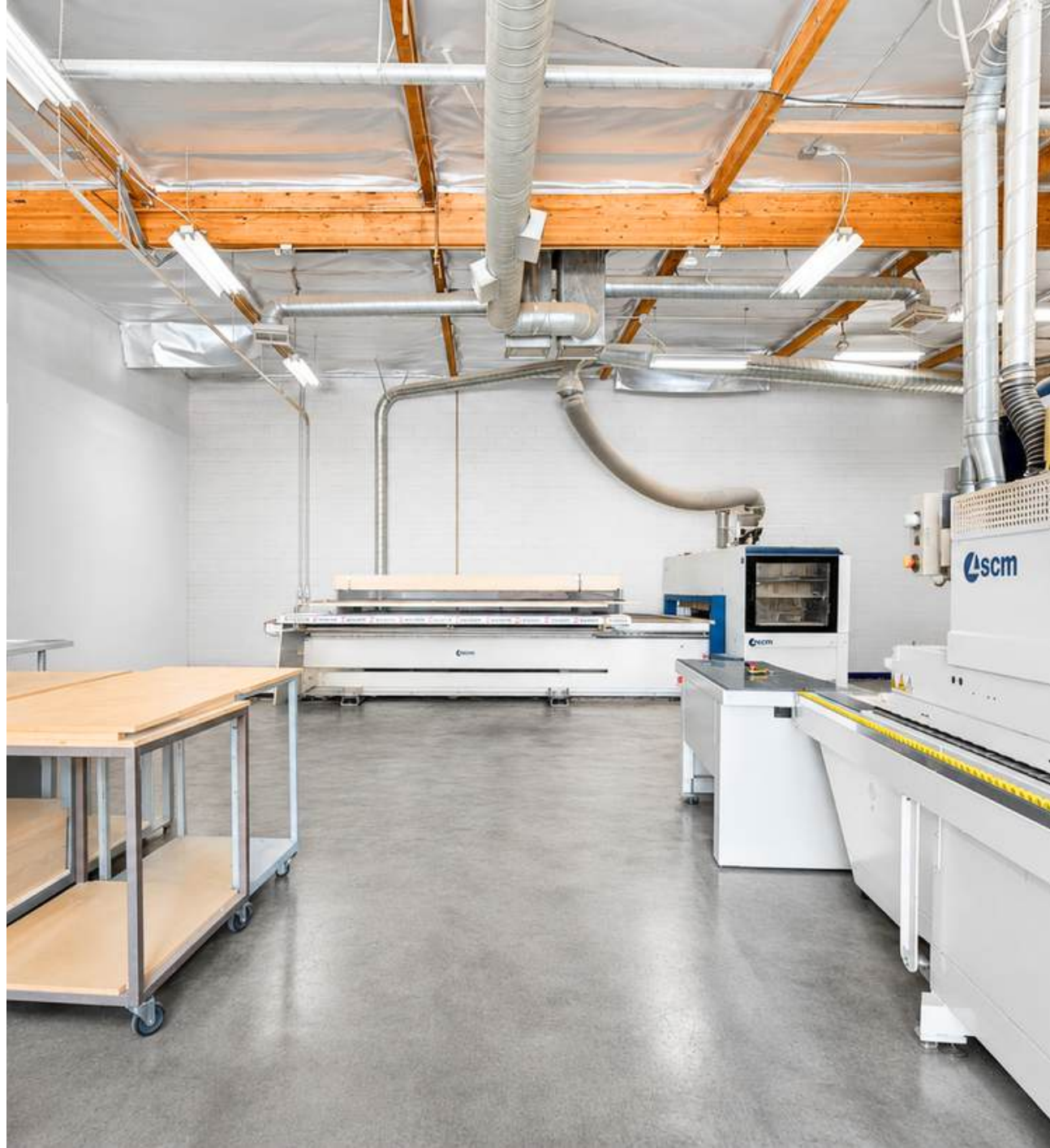
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IKON PROPERTIES

PROPERTY HIGHLIGHTS

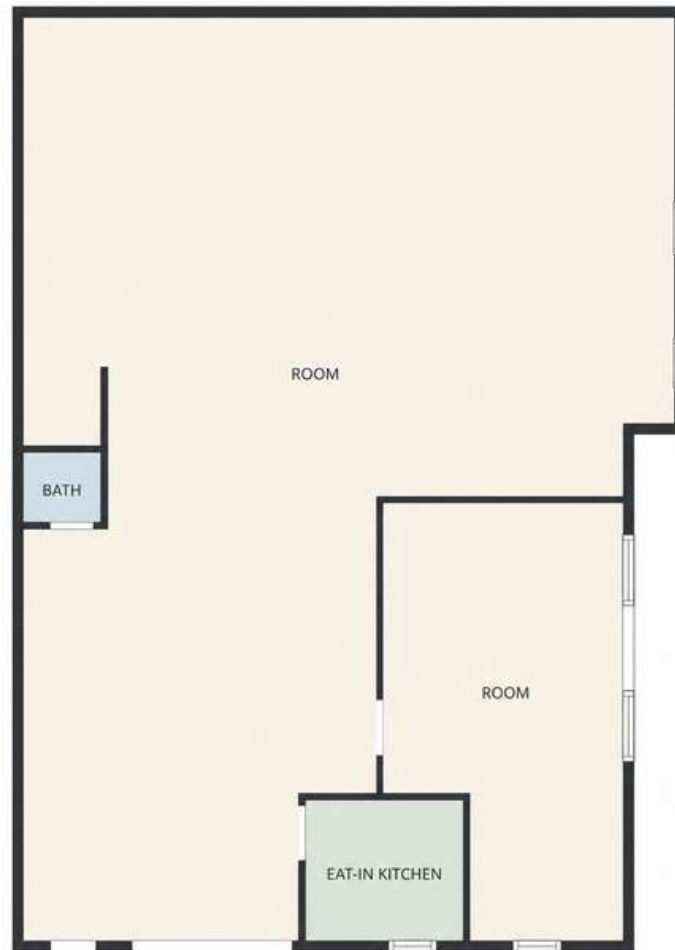
- **Established Industrial Location** within the Branford Industrial Center in Pacoima
- **M1 / LAM1 Industrial Zoning** supporting a range of permitted industrial and manufacturing uses, subject to applicable regulations
- **Owner-User Opportunity** in an established industrial condominium complex
- **Convenient Access to Major Freeways**, including the I-5, SR-170, SR-118, and I-210
- **Gated Industrial Complex** with controlled access and an established industrial environment
- **Strategic San Fernando Valley Location** providing connectivity to surrounding industrial and commercial markets throughout Pacoima and the greater Los Angeles area



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FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

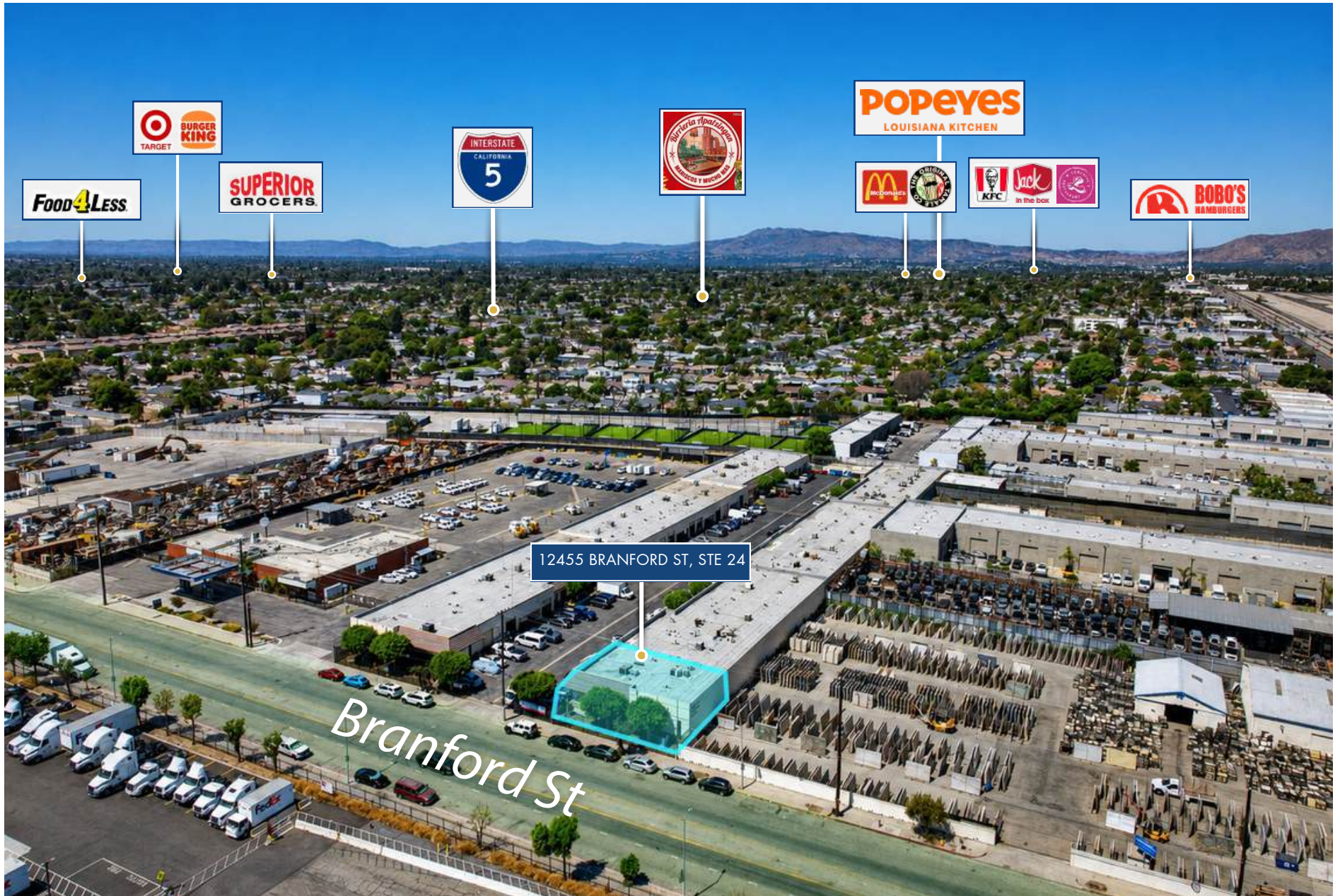
PROPERTY PHOTOS



PROPERTY PHOTOS



NEARBY RETAILERS



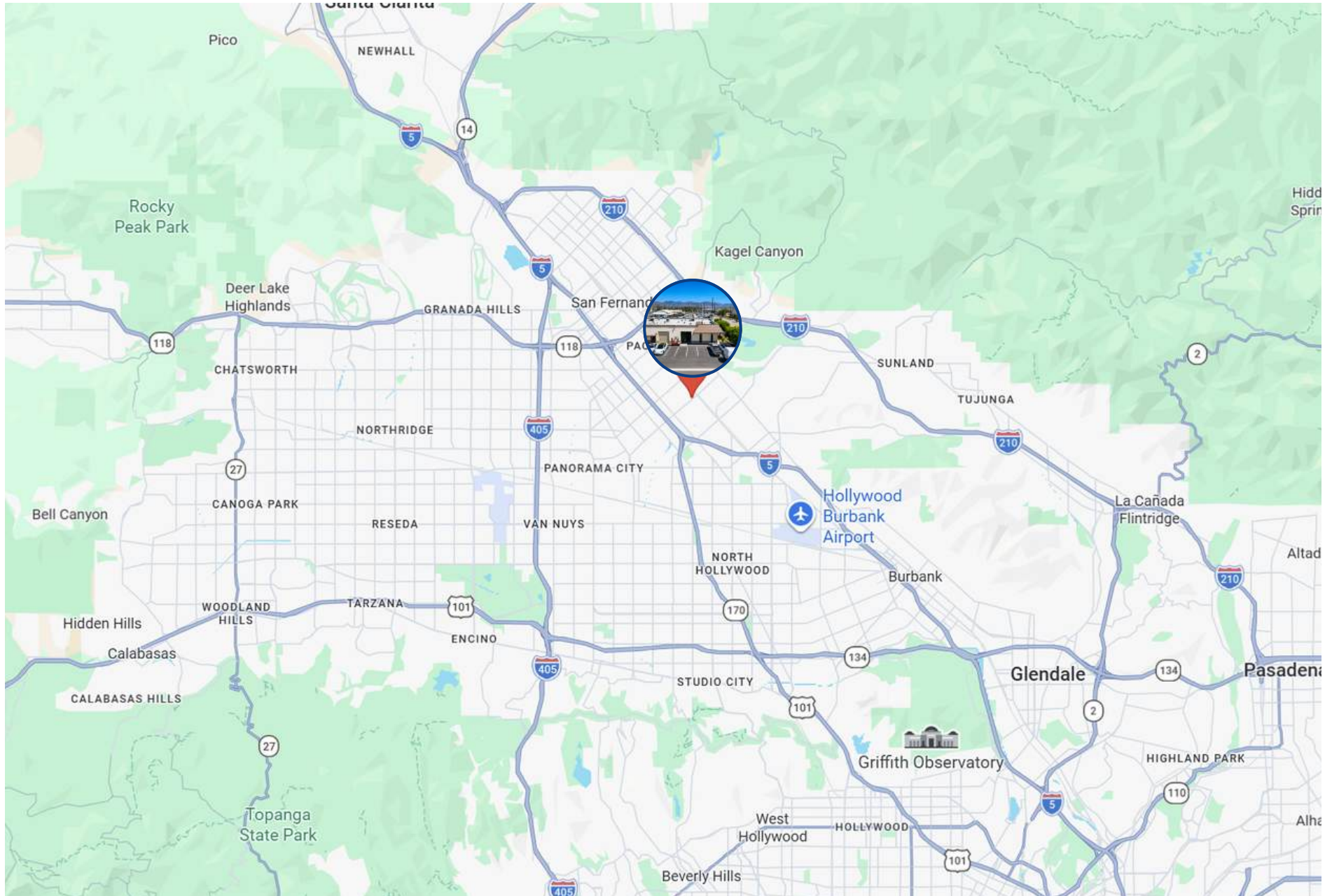
AERIAL MAP

LOCATED WITHIN PACOIMA'S ESTABLISHED INDUSTRIAL MARKET, 12455 BRANFORD STREET, SUITE 24 OFFERS A STRATEGIC LOCATION WITHIN THE BRANFORD INDUSTRIAL CENTER WITH CONVENIENT ACCESS TO INTERSTATE 5, STATE ROUTE 170, AND STATE ROUTE 118, PROVIDING EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA. THE PROPERTY IS SITUATED WITHIN AN ESTABLISHED INDUSTRIAL ENVIRONMENT SURROUNDED BY WAREHOUSES, MANUFACTURING FACILITIES, DISTRIBUTION OPERATIONS, AND OTHER COMMERCIAL AND INDUSTRIAL USES. WITH ITS PROXIMITY TO MAJOR TRANSPORTATION ROUTES AND ESTABLISHED BUSINESS CORRIDORS, THE PROPERTY PROVIDES EXCELLENT ACCESSIBILITY FOR EMPLOYEES, CUSTOMERS, AND COMMERCIAL OPERATIONS, MAKING IT WELL-POSITIONED FOR A VARIETY OF INDUSTRIAL, WAREHOUSE, MANUFACTURING, AND OWNER-USER APPLICATIONS.

12455 BRANFORD ST, STE 24



LOCATION MAP





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