



12930
BRADLEY AVENUE
SYLMAR, CA

±57,695 SF
FOR LEASE OR SALE

- » **HEAVY POWER**
- » **DOCK HIGH LOADING**
- » **FULLY SECURED**

VIEW PROPERTY TOUR



COMPLETING RENOVATIONS
SEPTEMBER 2026

Leased by:

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

Owned & Managed by:

STREAM®



PROPERTY FEATURES

Building Size	±57,695 SF
Office	±9,310 SF
Lot Size	±2.21 Acres
Clear Height	21'–23'
Loading	4 DH/4 GL
Power	2,500 amps (expandable to 5,000 amps)
Infrastructure	Two 2,500 amp Switchgears
Gas Service	Yes
Sprinklers	100% Sprinklered (0.26/3000)
Parking	102 Stalls (additional street parking available)
Yard	Fully Secured
Zoning	M1 (Link to Zoning Code)
Access	Easy Access to I-5, 405, 210, & CA-118, 14

ANTICIPATED PROJECT UPGRADES



Fully Refreshed
Office



New Sprinkler
System



Fresh Asphalt
and Striping



New Warehouse
Lighting



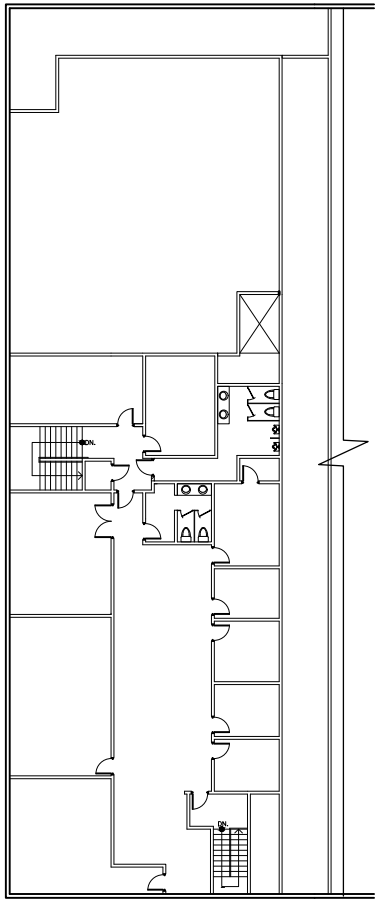
Redesigned Warehouse
Functionality



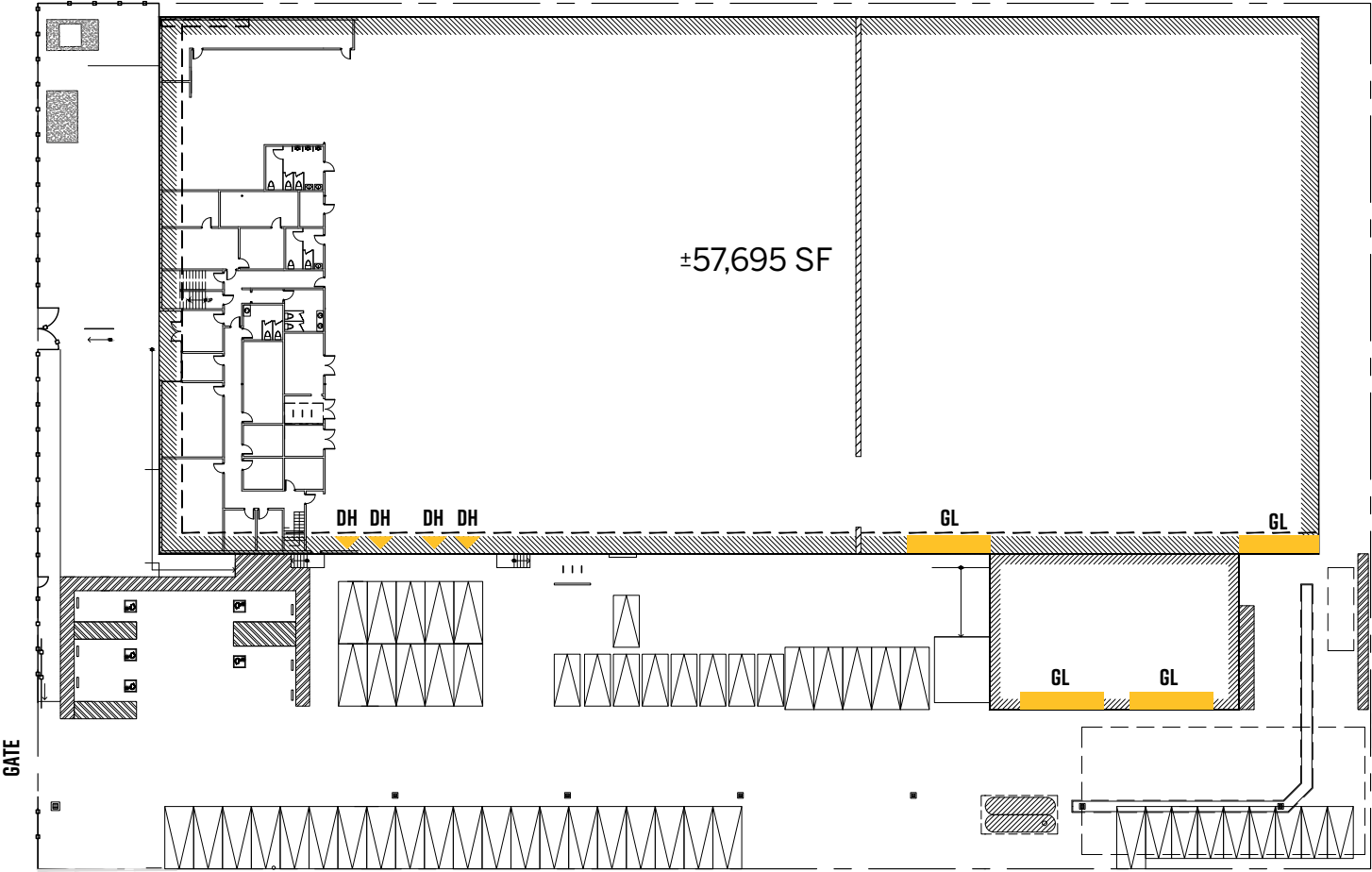
Institutional Property
Management

SITE PLAN

SECOND FLOOR OFFICE



FIRST FLOOR OFFICE



INTERIOR RENOVATIONS UNDERWAY

- » WHITE BOX INTERIOR
- » NEW WAREHOUSE LIGHTING
- » EFFICIENT LAYOUT



**Renderings of Planned Warehouse Improvements*

CORPORATE NEIGHBORS & ACCESS



LOCATION PROXIMITY



±36 MILES
BNSF HOBART
RAILWAY YARD



±26 MILES
DOWNTOWN LA



±33 MILES
LAX INT'L AIRPORT



±50 MILES
PORTS OF LA &
LONG BEACH



±55 MILES
PORT OF HUENE





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**COMPLETING RENOVATIONS
SEPTEMBER 2026**

FOR LEASING INFORMATION, PLEASE CONTACT:

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