

# FOR SUBLEASE

## 41,640 - 284,641 SF



**RARE ASSEMBLAGE \* FLEXIBLE SIZES \* COMPETITIVELY PRICED**

**12740-12812 Arroyo St, 12391 Montero Ave, 12340-12354 Gladstone Ave**  
Sylmar, CA 91342

**Tim Wallace, SIOR**  
Executive Director  
+1 213 955 5108  
tim.wallace@cushwake.com

**David Schatz**  
Associate  
+1 818 665 8602  
david.schatz1@cushwake.com

# 12740

# ARROYO ST

# #A

Building SF: 143,880 SF

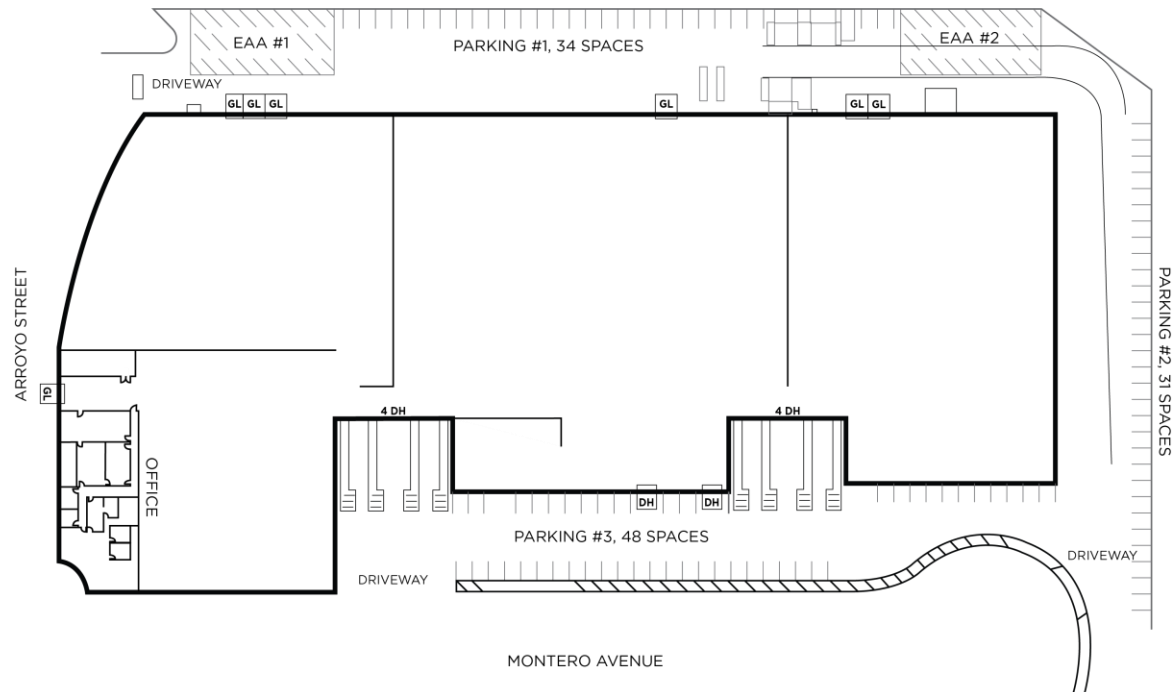
Land SF: 249,777 SF

Lease Expiration: 5/31/2032

Warehouse Clearance: 18'-21'

Loading: 10 Dock-High + 7 Ground-Level

Additional Property Highlights:  
12,200 Amps of Power  
Drive Around Access  
Well Distributed Utilities



# 12391 MONTERO AVE

## #B

Building SF: 99,121 SF

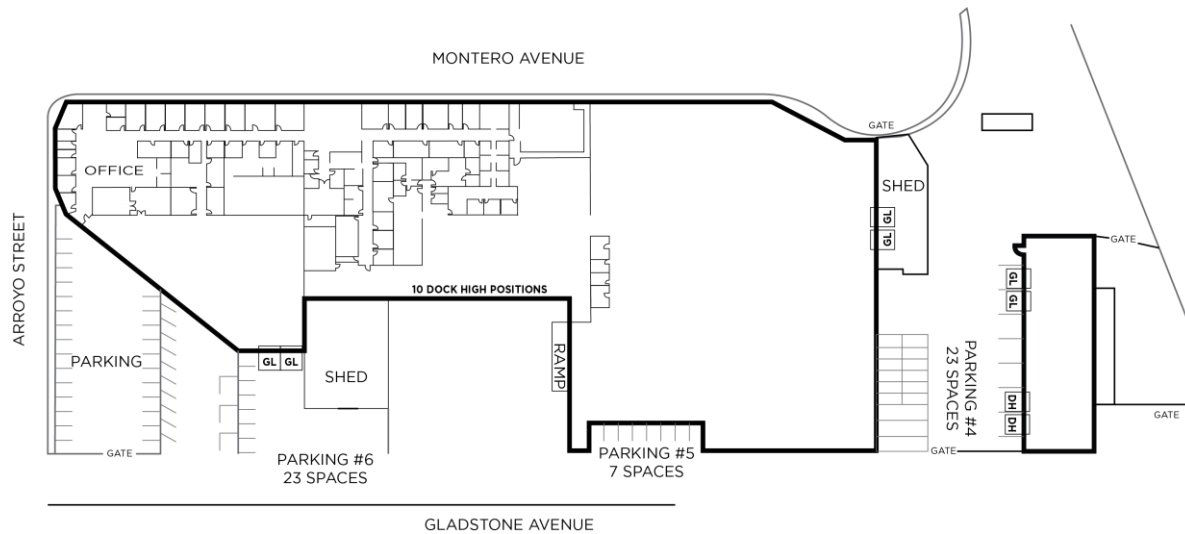
Land SF: 192,201 SF

Lease Expiration: 7/31/2029

Warehouse Clearance: 15'-17' Minimum in Main Building & 12' Minimum in the South Building

Loading: 12 Dock-High + 7 Ground-Level

Additional Property Highlights:  
2,900 Amps of Power  
Drive Around Access  
Large Corporate Offices



# 12812 ARROYO ST & 12340-12354 GLADSTONE AVE

## #C

Building SF: 41,640 SF

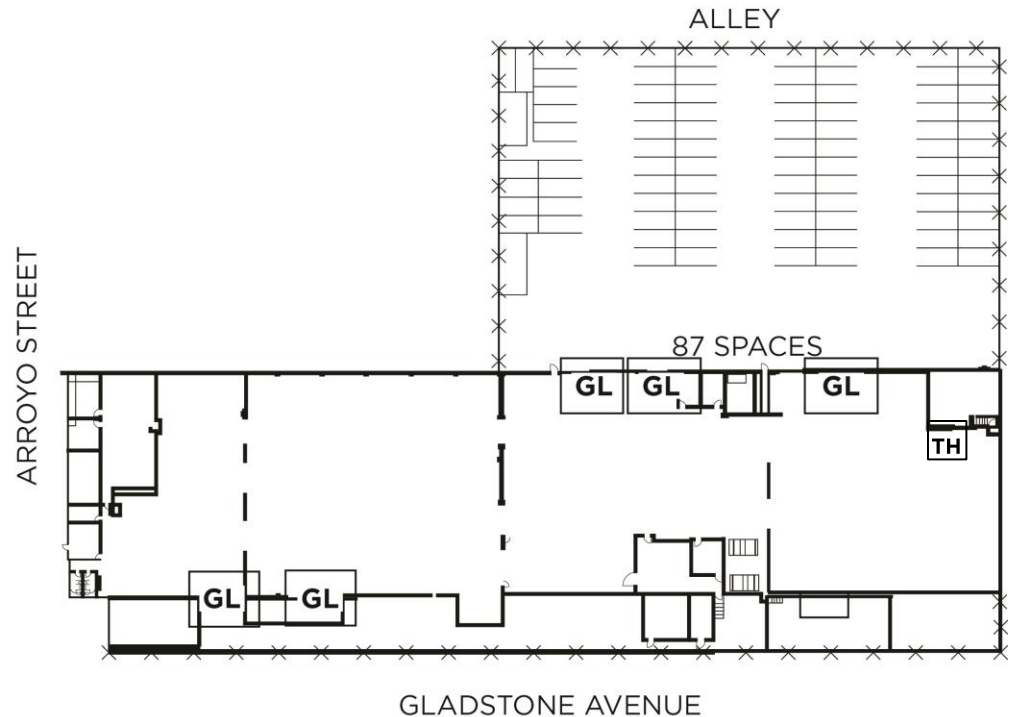
Land SF: 79,825 SF

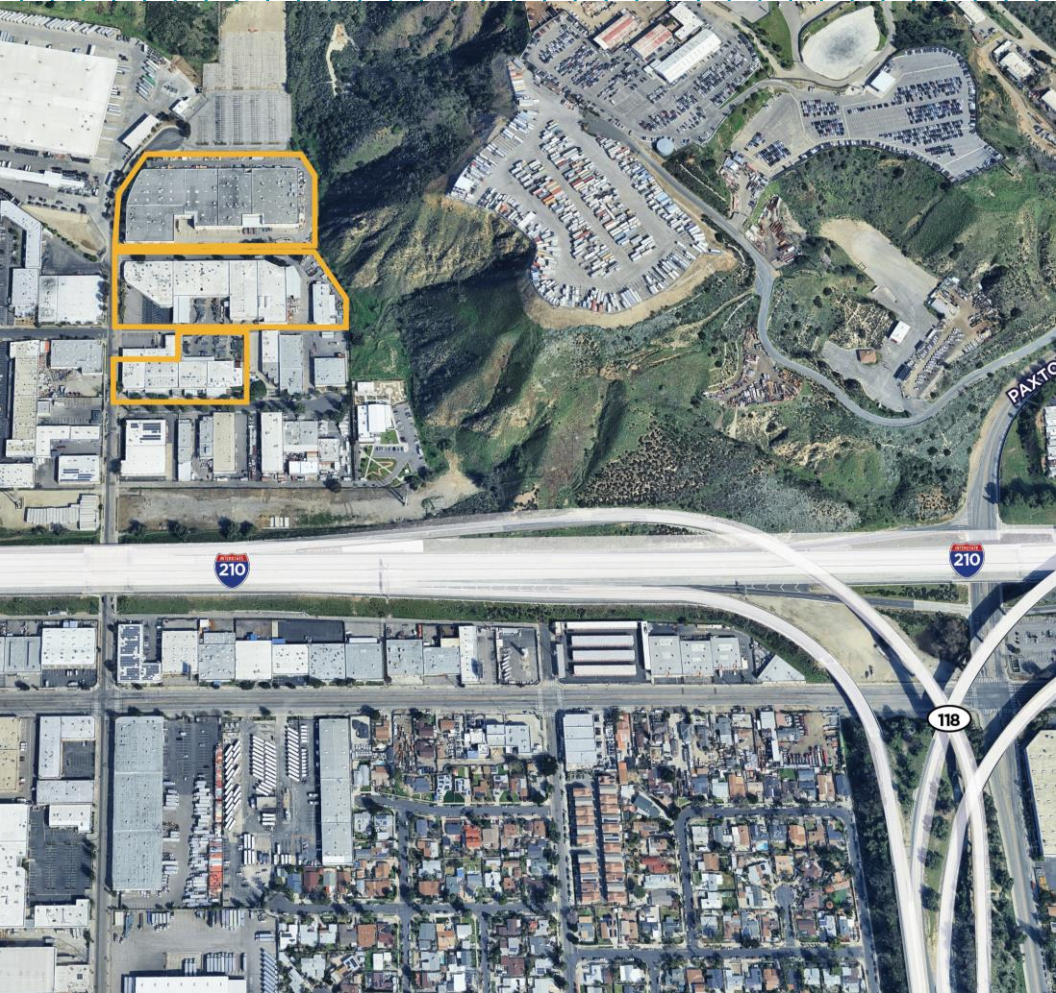
Lease Expiration: 7/31/2029

Warehouse Clearance: 14'+ Minimum

Loading: 1 Dock-High + 5 Ground-Level

Additional Property Highlights:  
Large Yard  
5,000 Amps of Power  
Well Distributed Utilities





**For More Information, Please Contact:**

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Executive Director  
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