

Available SF 10,714 SF

Industrial For Lease

Building Size 110,608 SF

MAJOR PRICE REDUCTION
BROKER BONUS



Property Name: Northeast Valley Industrial Park
Address: 12842 Pierce St, Pacoima, CA 91331
Cross Streets: Glenoaks Blvd/San Fernando Road

M-2 Zoning -- Heavy Distributed Power
Sprinklered -- 2 Loading Doors
Close to 5 Freeways

Lease Rate/Mo:	\$10,607	Sprinklered:	Yes	Office SF / #:	1,200 SF / 4
Lease Rate/SF:	\$0.99	Clear Height:	16'	Restrooms:	3
Lease Type:	Modified Gross	GL Doors/Dim:	2 / 12 x 12	Office HVAC:	Heat & AC
Available SF:	10,714 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	10,714 SF	A: 400 V: 120/240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1979	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 15 / Ratio: 1.4:1		Vacant:	Yes
Taxes:	\$169,369 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	East SFV
Zoning:	M2-1-CUGU			APN#:	2536-016-009

Listing Company: Delphi Business Properties, Inc.

Agents: [Stuart Leibsohn 818-398-1825](mailto:stu@go2delphi.com), [David Hoffberg, SIOR 818-917-2505](mailto:David.Hoffberg@delphi.com)

Listing #: 41480458

Listing Date: 11/20/2024

FTCF: CB250N000S000

Notes: Co-listed with AIR CRE Non-Member (Adam Camora 818-521-2623). All information contained herein is estimated and must be verified by any potential Lessee prior to Lease Execution. Base Year CAM included in Rent. \$0.99 MG for first 12 months then \$1.45. Broker bonus. \$1,000 for each lease year (max 5), AMEX gift card.