



12863 SAN FERNANDO RD, SYLMAR, CA 91342

INDUSTRIAL



FOR SALE
OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is proud to present 12863 San Fernando Road in Sylmar, a rare freestanding industrial opportunity in one of the San Fernando Valley's most established industrial corridors.

The property consists of $\pm 9,540$ square feet of warehouse space providing flexibility for office build-out, storage, or expanded operational use. Situated on a 17,031 square foot corner parcel, the site features a secured, gated concrete yard suitable for loading, parking, and outdoor storage. With LACM zoning, two ground-level roll-up doors, two dock-high loading docks, and convenient access to major freeway arteries, this offering presents a compelling opportunity for both owner-users and investors seeking long-term value in a supply-constrained industrial market.

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

PROPERTY TYPE
Industrial

BUILDING
9,540 SF

LOT
17,031 SF

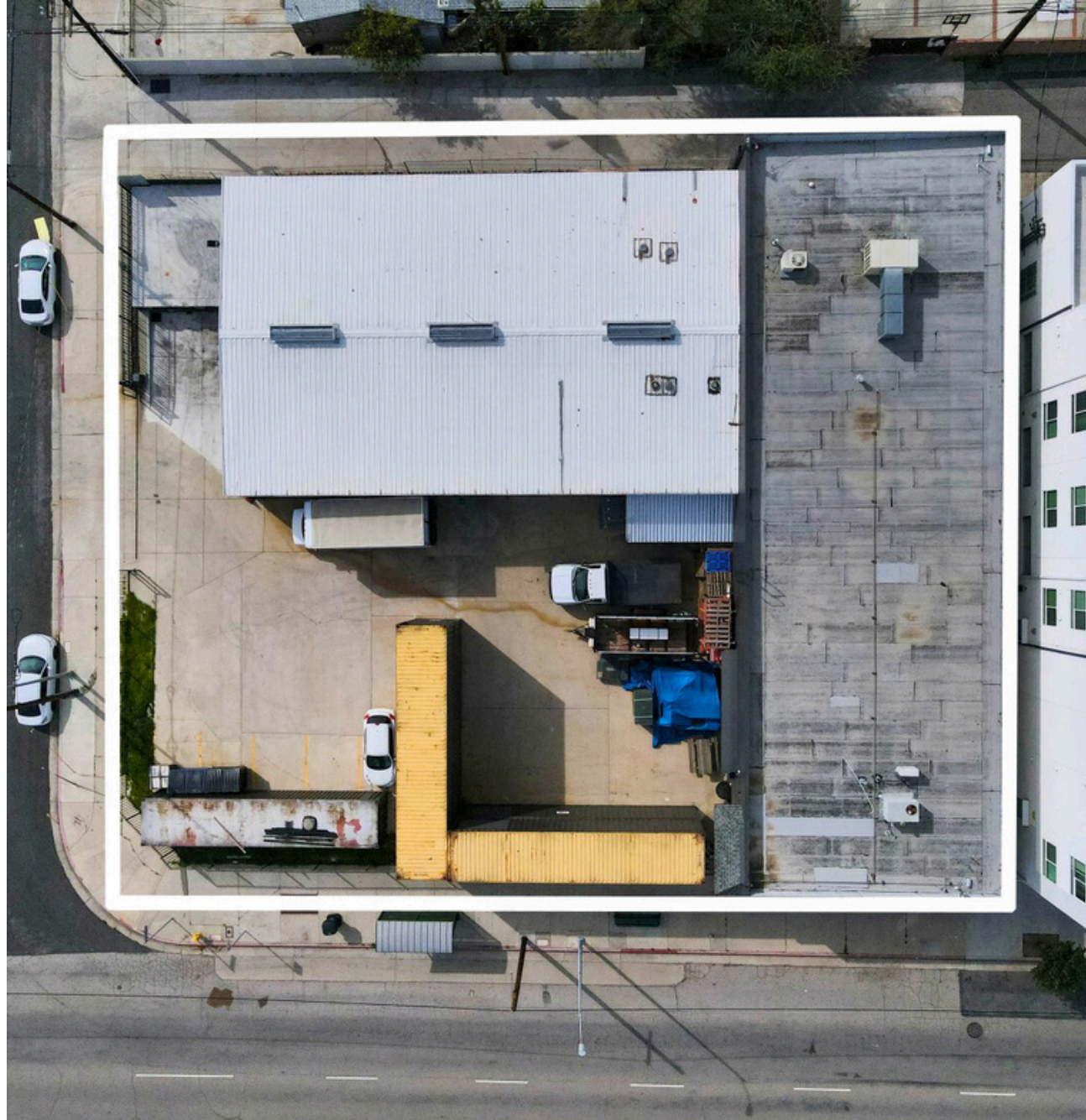
YEAR BUILT
1981

ZONING
LACM



PROPERTY HIGHLIGHTS

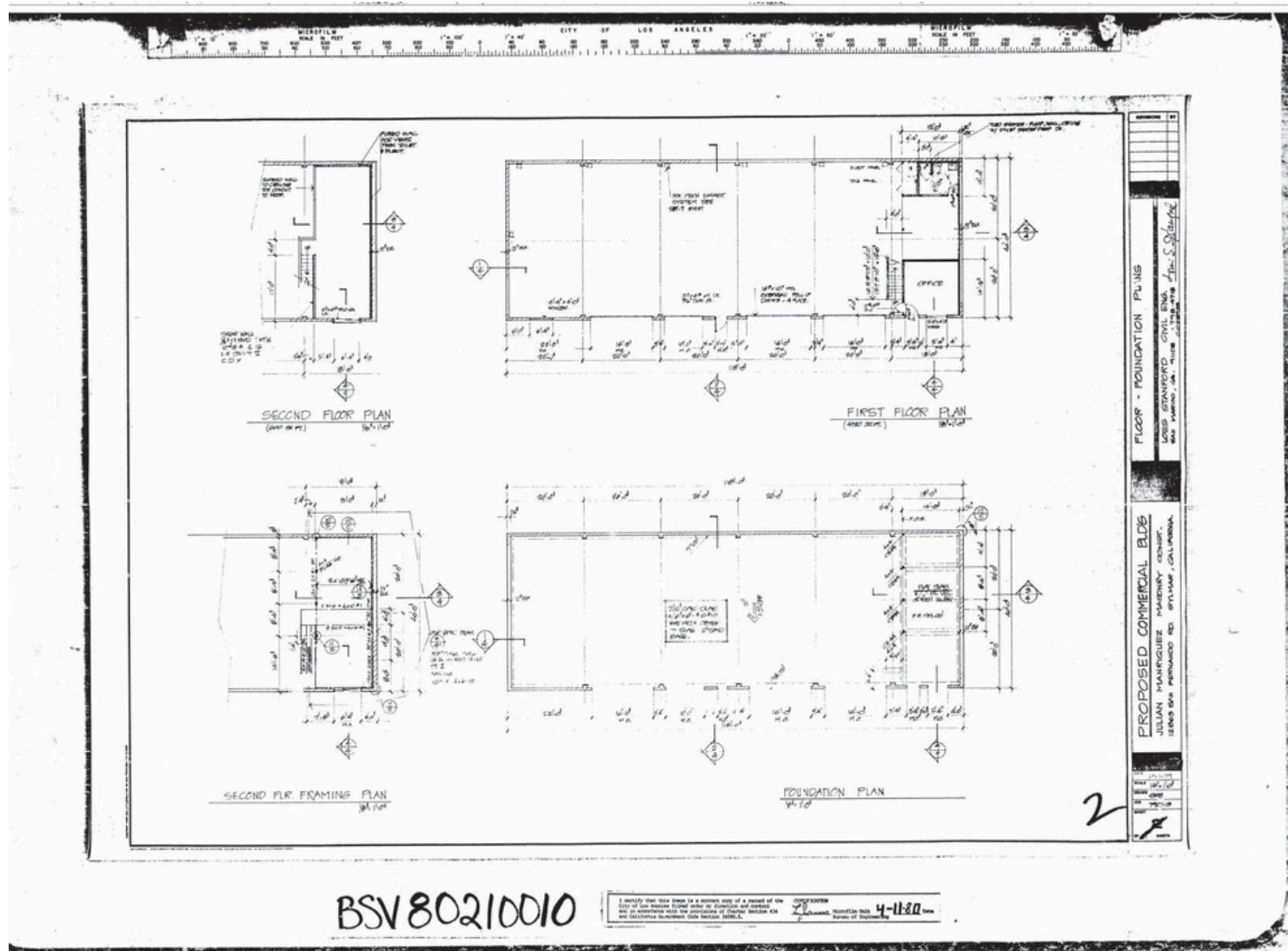
- Corner lot with gated, concrete-paved yard.
- LACM zoning - Ideal for manufacturing, distribution, contractor, or warehouse use.
- Clear-Span Warehouse with High Ceilings, Two Ground Level Roll-Up Doors & Two Loading Docks
- Prime access to the 5, 210, 118, and 405 Freeways.
- Located within a designated Opportunity Zone.



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FLOOR PLAN

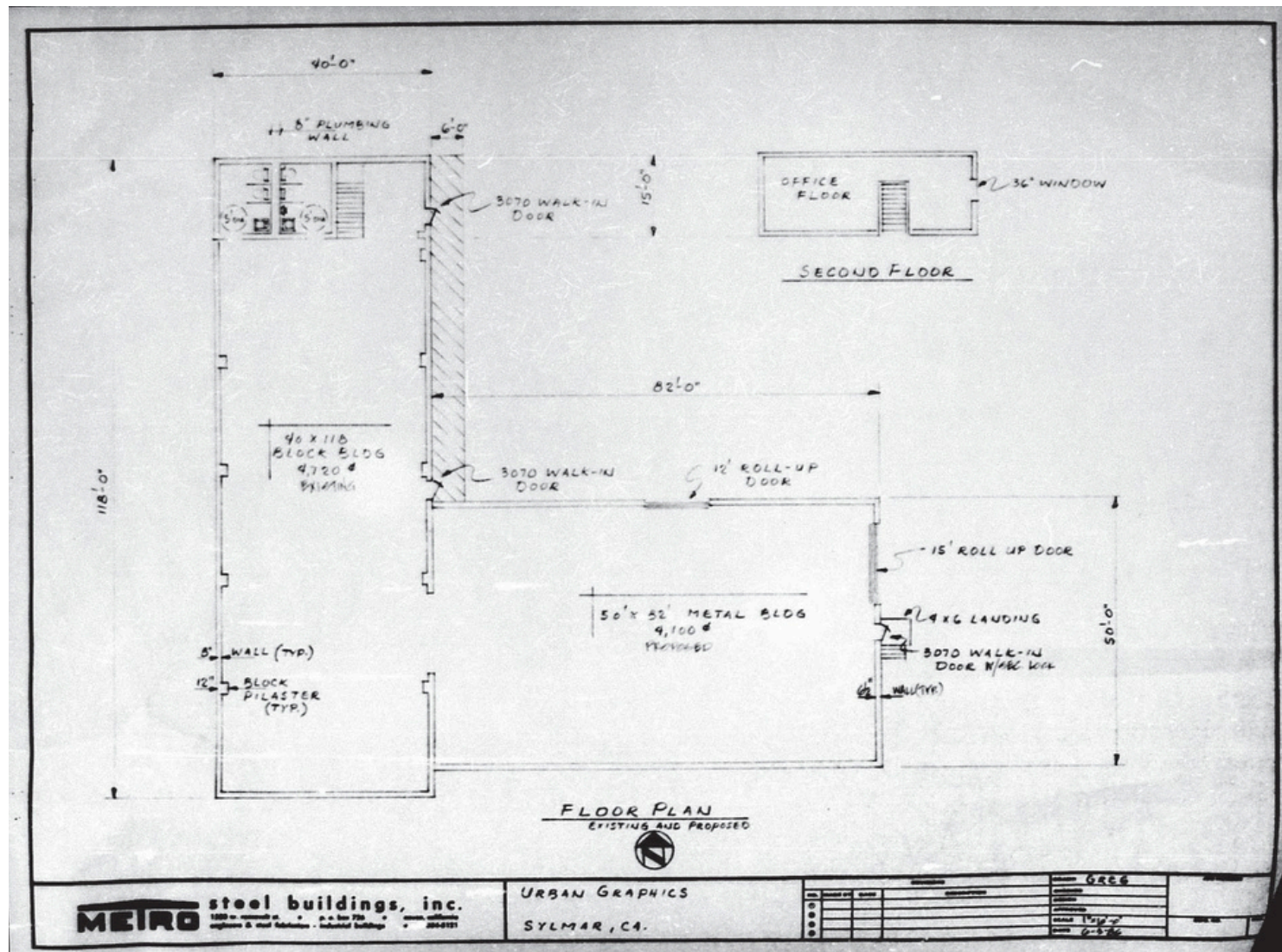
Measurements are deemed highly reliable but not guaranteed.



all information are reliable but not guaranteed. Buyer to verify.

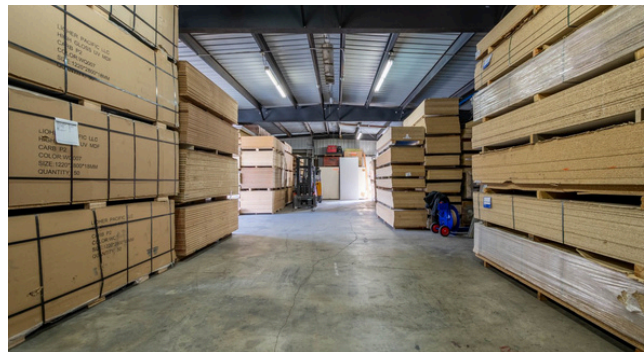
FLOOR PLAN

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PROPERTY PHOTOS



PROPERTY PHOTOS





AERIAL MAP

LOCATED ON SAN FERNANDO ROAD IN SYLMAR, THIS PROPERTY SITS WITHIN A WELL-ESTABLISHED INDUSTRIAL AND COMMERCIAL CORRIDOR SURROUNDED BY WAREHOUSE, MANUFACTURING, AUTOMOTIVE, AND SERVICE USES. THE SITE OFFERS STRONG REGIONAL CONNECTIVITY WITH NEARBY ACCESS TO INTERSTATE 5, INTERSTATE 210, AND STATE ROUTE 118, PROVIDING EFFICIENT TRAVEL THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA. THE LOCATION BENEFITS FROM DIRECT FRONTAGE ON A MAJOR ARTERIAL AND PROXIMITY TO SURROUNDING BUSINESS AND COMMUNITY AMENITIES.

12863 SAN FERNANDO RD

San Fernando Rd





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