STATE OF THE ART DEVELOPMENT IN NORTH LOS ANGELES

FOR LEASE

15191 BLEDSOE ST
SYLMAR, CA 91342

*CURRENT CONSTRUCTION AS OF 1/23/2026

BUILDING SIZE	CLEAR HEIGHT	GROUND FLOOR OFFICE	MEZZANINE SIZE
±87,010 SF	36' min.	3,134 SF	3,207 SF

JLL | XEBEC

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PROPERTY HIGHLIGHTS

BUILDING AREA
87,010 SF

GROUND FLOOR OFFICE
3,134 SF

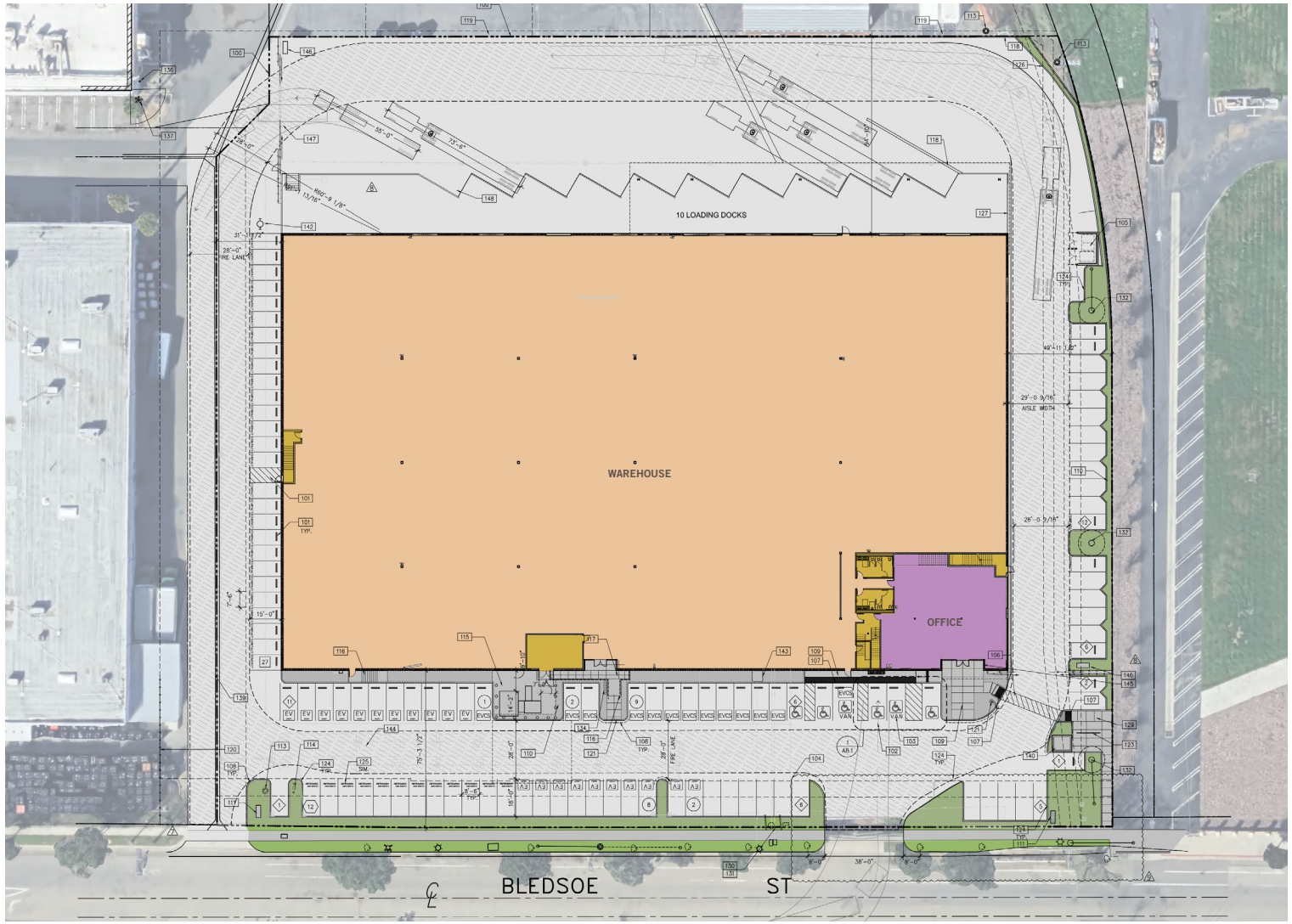
CLEAR HEIGHT
36’ MIN.

MEZZANINE SIZE
3,207 SF

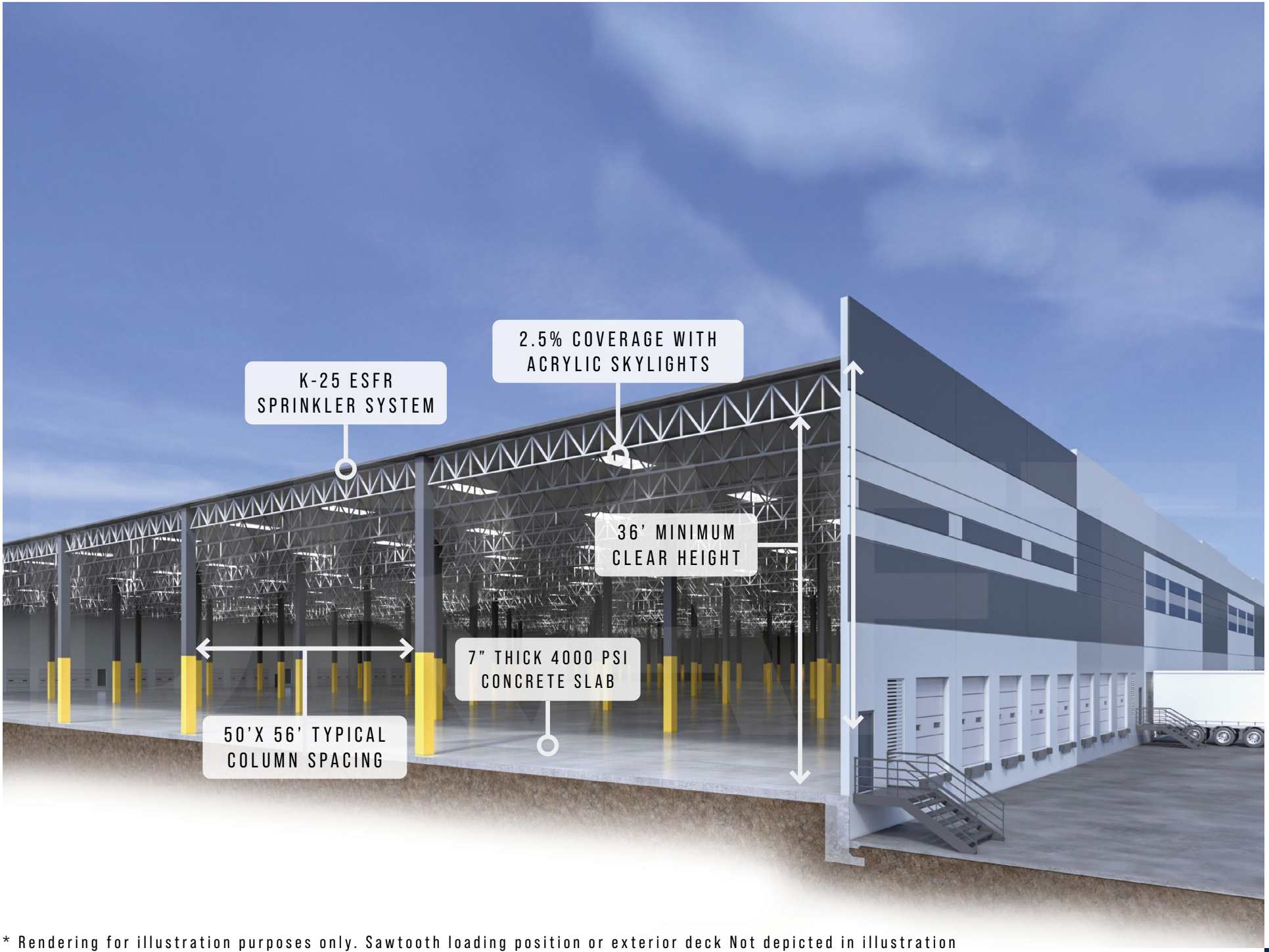
- 3.68 ACRE SITE
- 4,000 AMPS
- 10 DOCK HIGH POSITIONS
- 5 GRADE LEVEL DOORS
- 1.23/1,000 SF AUTO PARKING
- 50’ X 56’ TYPICAL BAY SPACING
- CLOSE PROXIMITY TO 5, 210, 118, & 405 FREEWAYS

- ESFR SPRINKLER SYSTEM
- 2.5% SKYLIGHTS
- SUSTAINABLE LANDSCAPING
- SIGNIFICANT UTILITY CAPACITY:
  - ELECTRICAL: 4,000A/277-480V/3P/4W
  - WATER: 3” DOMESTIC WATER LINE
  - COVERED LOADING AREA

SITE SPECIFICATIONS



AERIAL OVERVIEW



* Rendering for illustration purposes only. Sawtooth loading position or exterior deck Not depicted in illustration

NORTH FACING VIEW

SOUTH FACING VIEW

EAST FACING VIEW

NORTH EAST FACING VIEW

*CURRENT CONSTRUCTION AS OF 1/23/2026

PRIME INDUSTRIAL LOCATION

Introducing the prime industrial redevelopment opportunity at 15191 Bledsoe Street in Sylmar, California. This strategically located 3.72-acre site offers nearly 85,000 square feet of development potential in one of the San Fernando Valley's most established industrial corridors.

This Sylmar industrial site is strategically positioned within the Greater Los Angeles area. Its proximity to major highways, including the Interstate 5 and 210 freeways, ensures seamless transportation connectivity to key markets like Los Angeles, Long Beach, and the Inland Empire.

The property sits in the heart of Sylmar's most thriving industrial districts, offering convenient access to major transportation routes and an extensive network of highways. Its strategic position ensures seamless connectivity to both regional and national markets via the Ports of LA and Long Beach, making it an ideal choice for businesses seeking efficient distribution and operations in a proven industrial submarket.

INTERSTATE 5
1 MILE

INTERSTATE 210
2 MILES

INTERSTATE 405
4 MILES

HIGHWAY 118
5 MILES

HIGHWAY 170
7 MILES

BURBANK AIRPORT
12 MILES

LAX AIRPORT
33 MILES

LOS ANGELES/LONG BEACH PORTS
51 MILES

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