



Rexford Industrial Center - Sylmar / Dock High and Ground Level
Loading / Great Location in High Image Corporate Neighborhood /
Easy Access to 5, 210, 118, 405, & 14 Freeways



MOTIVATED SUBLLESSOR!

7,813 SF AVAILABLE FOR SUBLEASE

STATE-OF-THE-ART INDUSTRIAL UNIT
13073 Bradley Avenue | Sylmar, CA

Building Features

13073 Bradley Avenue



Property Highlights

- 7,225 SF Warehouse
- 588 SF Office
- Lease Rate: \$1.69 MG / Op.Ex. \$0.09 PSF
- Clear Height: 15'
- 1 Dock High Door , 1 Ground Level Door
- 10 Parking Spaces / 1.28:1 Ratio
- Power: 200A, 277/480V, 3Ph, 4W
- Sprinklered
- 2 Restrooms

Rexford Industrial Center - Sylmar

13073 Bradley Avenue



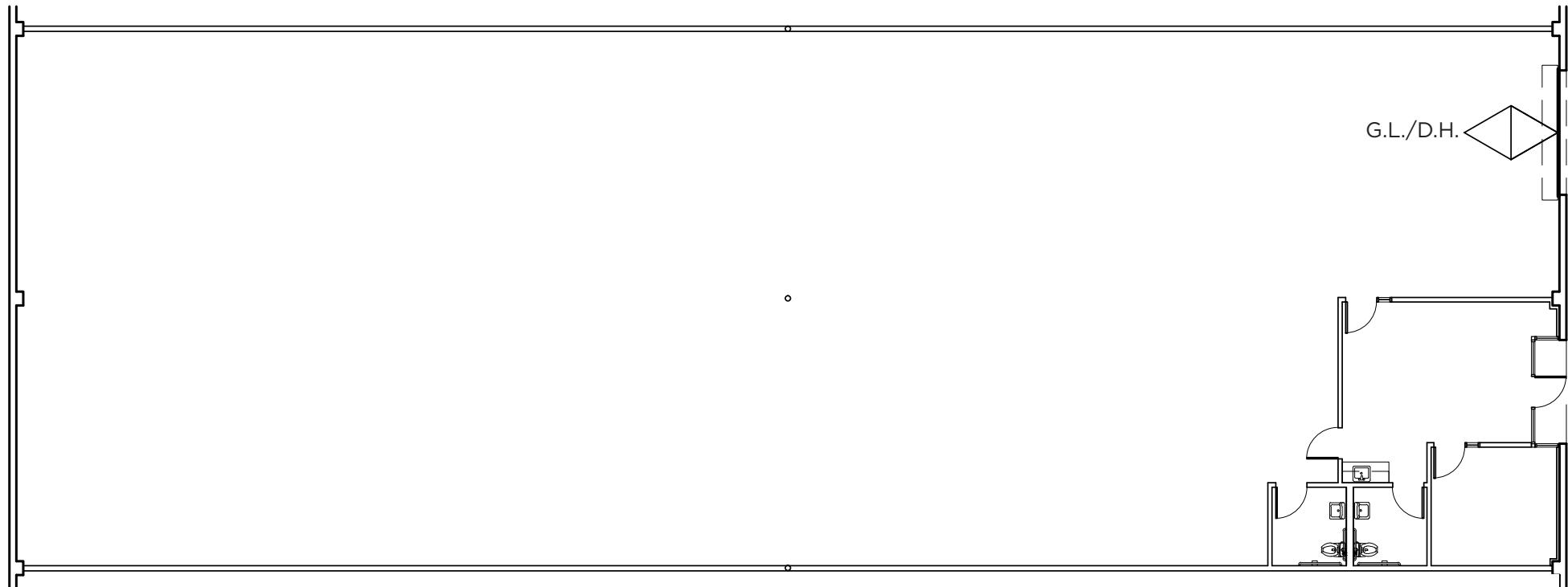
Photos

13073 Bradley Avenue



Floor Plan

13073 Bradley Avenue



WAREHOUSE

7,225 SF

OFFICE

588 SF

TOTAL

7,813 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

Property Location

13073 Bradley Avenue



9.8 Miles
To Van Nuys Airport

12.9 Miles
To Burbank Hollywood Airport

I-5, I-210, SR-118, I-405
Immediate Access & Close Proximity



**Rexford
Industrial**

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