

12450 FOOTHILL BOULEVARD

AVAILABLE FOR LEASE
Los Angeles, CA



±103,000 SF FULLY RENOVATED BUILDING

PROPERTY HIGHLIGHTS

- » Freeway Signage Visibility
- » Immediate Access to I-5, I-210 & CA-118 Freeways
- » The **completely** renovated building features new concrete slab, new creative office space, new TPO "cool" roof, new dock high / grade level loading, and more
- » Building features 2,000 amp electrical service
- » Strategic location in the East San Fernando Valley boasting excellent access to freeways, Burbank/Glendale / Hollywood / Pasadena & Downtown Los Angeles

- ±103,000 SF Total Building Area
- ±5,725 Square Feet of 2-Story Office Space
- 4 Dock High Loading Positions
4 Grade Level Loading Doors
- Brand new slab & office finishes
- 14' Oversize grade level doors

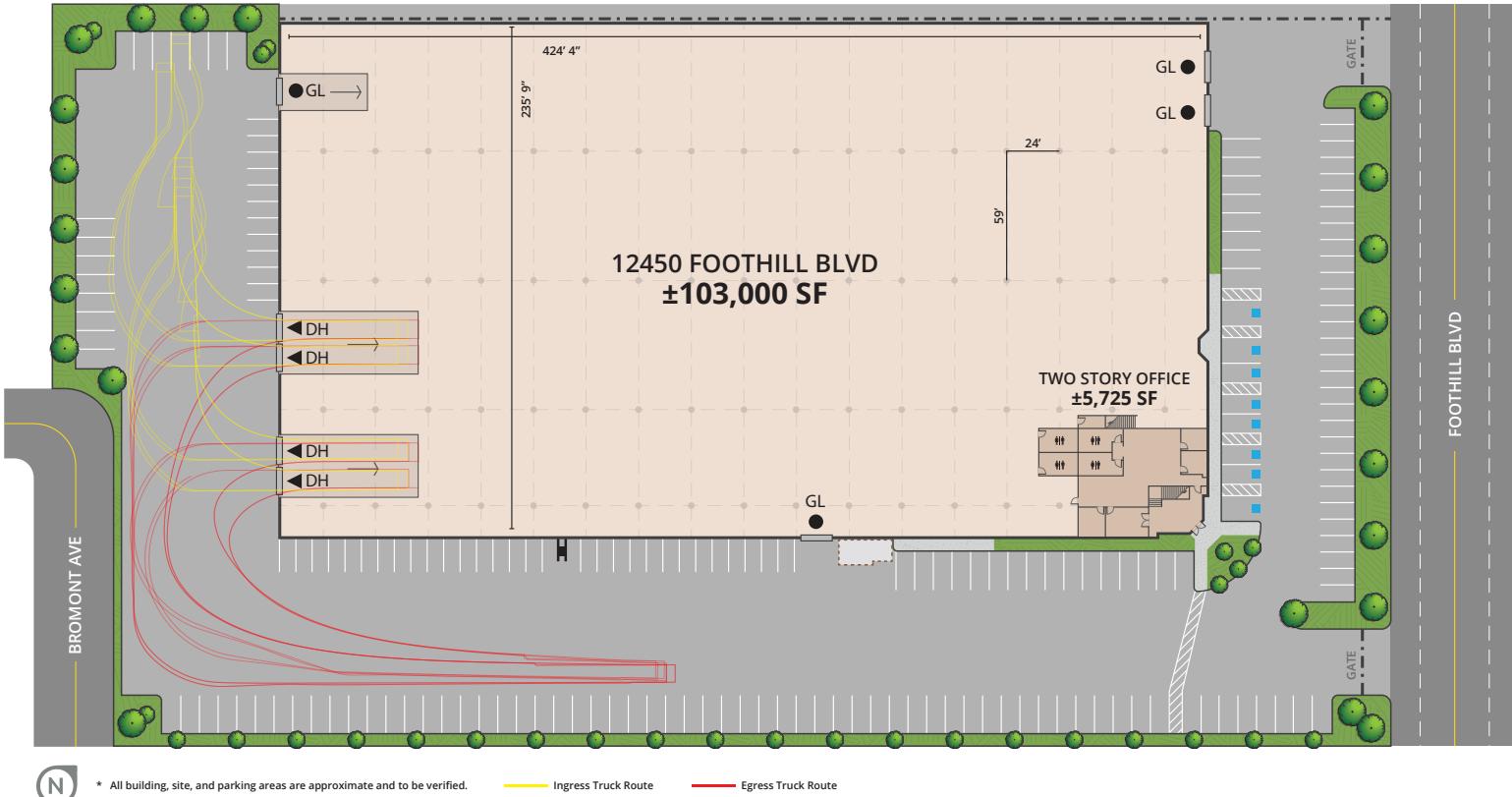
ADAM STOUT, MBA

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DELPHI
BUSINESS PROPERTIES

 **Staley Point**
CAPITAL

PROPERTY FEATURES



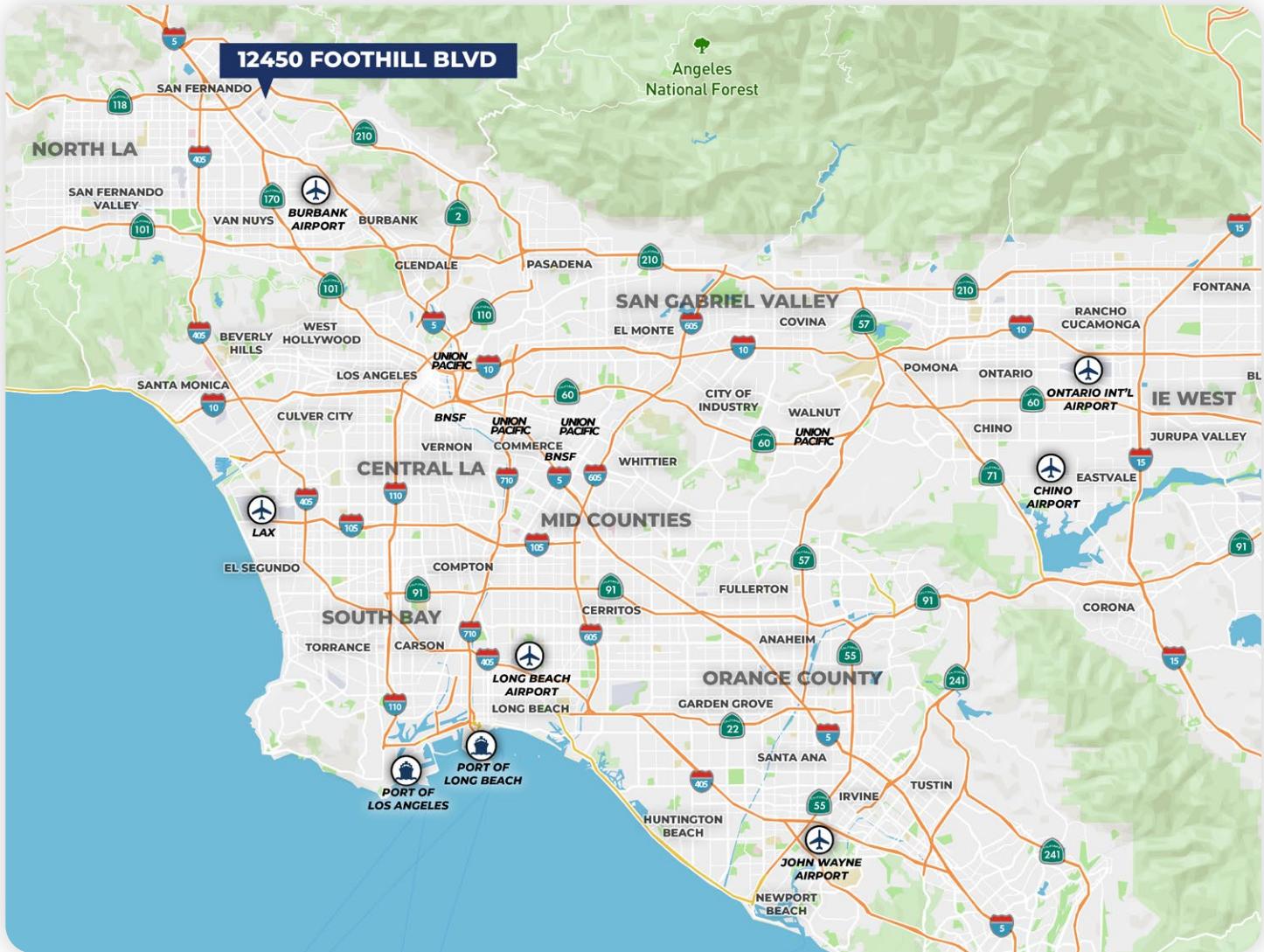
BUILDING SPECIFICATIONS

Building Size:	±103,000 SF Total Space ±97,151 SF Warehouse ±5,725 SF Office	Warehouse LED Lights:	20 ft. candle warehouse LED lighting
Land Area:	4.53 Acres	Floor Slab:	New 6" slab on grade
Office Space:	±2,914 SF 1st Floor, ±2,811 SF Mezz	Roofing:	New TPO solar reflective "cool" roof
Column Spacing:	59' x 24' Typical	Overhead Doors:	West – Two (2) 24'x16', One (1) 16'x 15' South - One (1) 15'x 14' East – Two (2) 15'x 14'
Clear Height:	21' to 24'	Docks:	Four (4) dock-high positions
Parking:	185 Stalls	Grade Level:	Four (4) Grade Level Loading Doors
Site Paving:	New asphalt paving	Electrical Service:	2000 amps, 277/480V
Site Lighting & Landscaping:	Significantly enhanced architectural lighting and landscaping	Ventilation:	Warehouse - Roof mounted mechanically exhausted Office – Rooftop Packaged Units
Entry Storefronts:	New Aluminum frame and Low "E" Glass storefront entry	EV Charging:	Infrastructure for future EV charging

BULIDING RENDERINGS



LOCATION HIGHLIGHTS



TO BURBANK
AIRPORT (BUR)

8
MILES



TO LOS ANGELES
INT. AIRPORT (LAX)

32
MILES



TO ONTARIO INT'L
AIRPORT (ONT)

56
MILES



TO JOHN WAYNE
AIRPORT (SNA)

61
MILES



TO THE PORTS OF
LOS ANGELES AND
LONG BEACH

49
MILES

STRATEGIC LOCATION



IMMEDIATE FREEWAY ACCESS

The project features direct access to the CA-118, I-5 and I-210 freeways resulting in excellent access to the Inland Empire and Western United States, along with great local access.

The project features **freeway signage visibility**.

CORPORATE NEIGHBORS

Join blue-chip corporate neighbors in the immediate area, including UPS, Monster Energy, MBS Equipment and Pepsi. More neighbors in close proximity.

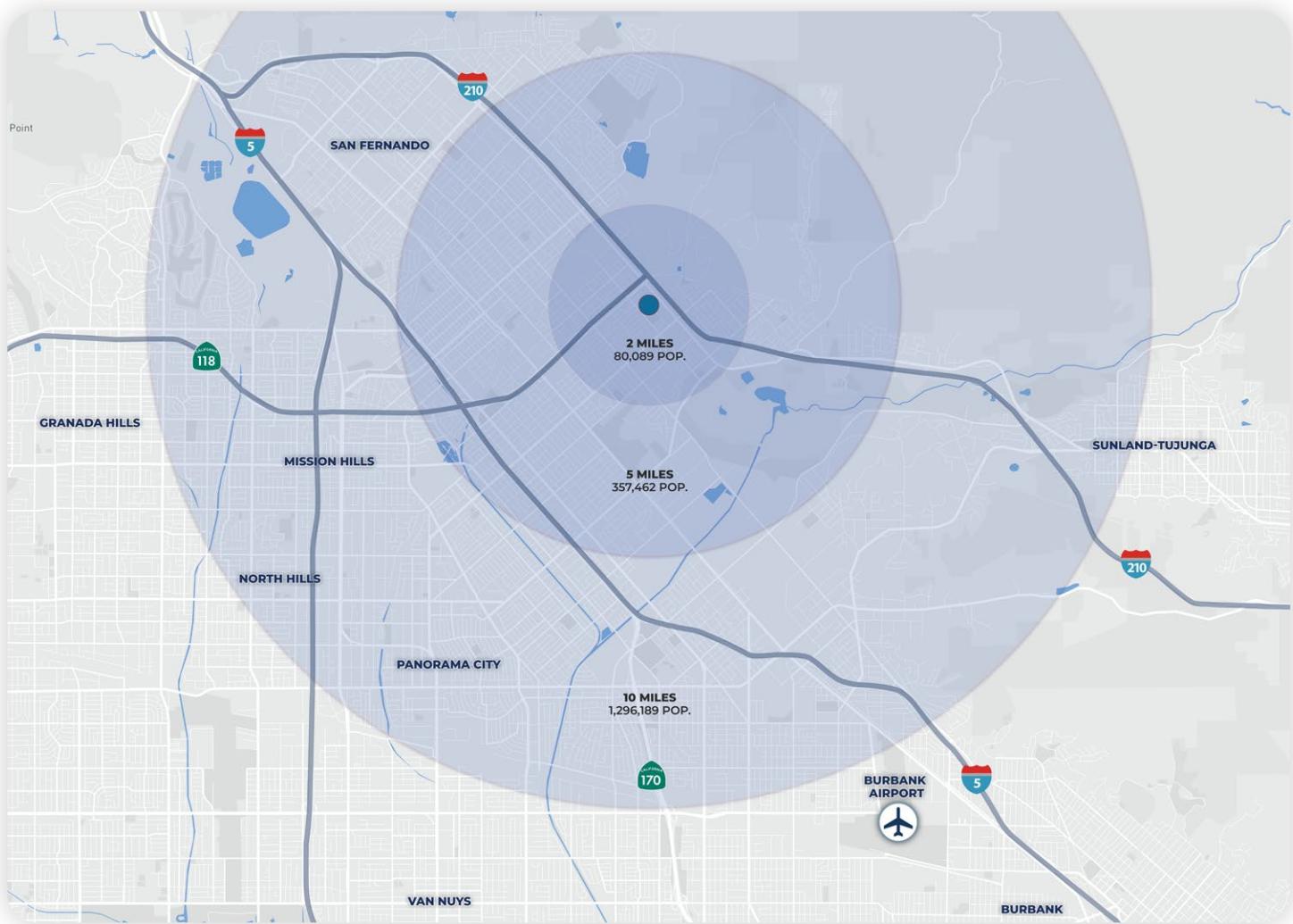
STUDIO ADJACENT

The project is located just 15 minutes from Burbank and North Hollywood, and 20 – 25 minutes from Hollywood.



— Site Ingress
— Site Egress

DEMOGRAPHICS



LOCAL DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2024 Population	80,089	357,462	1,296,189
Median Age	36	37.2	39
Bachelor Degree or Higher	13%	17%	30%
U.S. Armed Forces	0	54	299

Demographics provided by CoStar

ABOUT THE OWNER



40 YEARS OF EXPERIENCE INVESTING IN WEST COAST REAL ESTATE

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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