

# 12840 BRADLEY AVENUE SYLMAR, CA 91342

**41,536 SF FOR LEASE**

**SITE**

**100% HVAC  
DOCK HIGH LOADING  
FENCED YARD**

**BRADLEY AVE**

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# FULLY AIR-CONDITIONED FACILITY (13 HVAC UNITS WITH 970,000 BTU'S)



**Building Size:**  
41,536 SF

**Lease Rate:**  
\$1.45 / SF NNN

**Office Area:**  
7,300 SF of  
High-Quality Offices

## PROPERTY FEATURES

- Free-Standing Corporate Head Quarters Building
- Clean Room
- 1,200 Amps of Heavily Distributed Power
- Fully Fenced Property
- One Dock High Loading Position
- Three Ground Level Loading Doors

# FULLY AIR-CONDITIONED FACILITY (13 HVAC UNITS WITH 970,000 BTU'S)



## PROPERTY FEATURES (CONTINUED)

**Clearance Height:**

19'

**Power:**

1,200 Amps of 277/480 Volt; 3 Phase

**Fire Sprinklers:**

Yes

**Parcel Size:**

75,640 SF

**Year Built:**

1969 (Renovated in 2018)

**Zoning:**

M1-1

**Parking:**

76 Stalls (1.85 / 1,000)

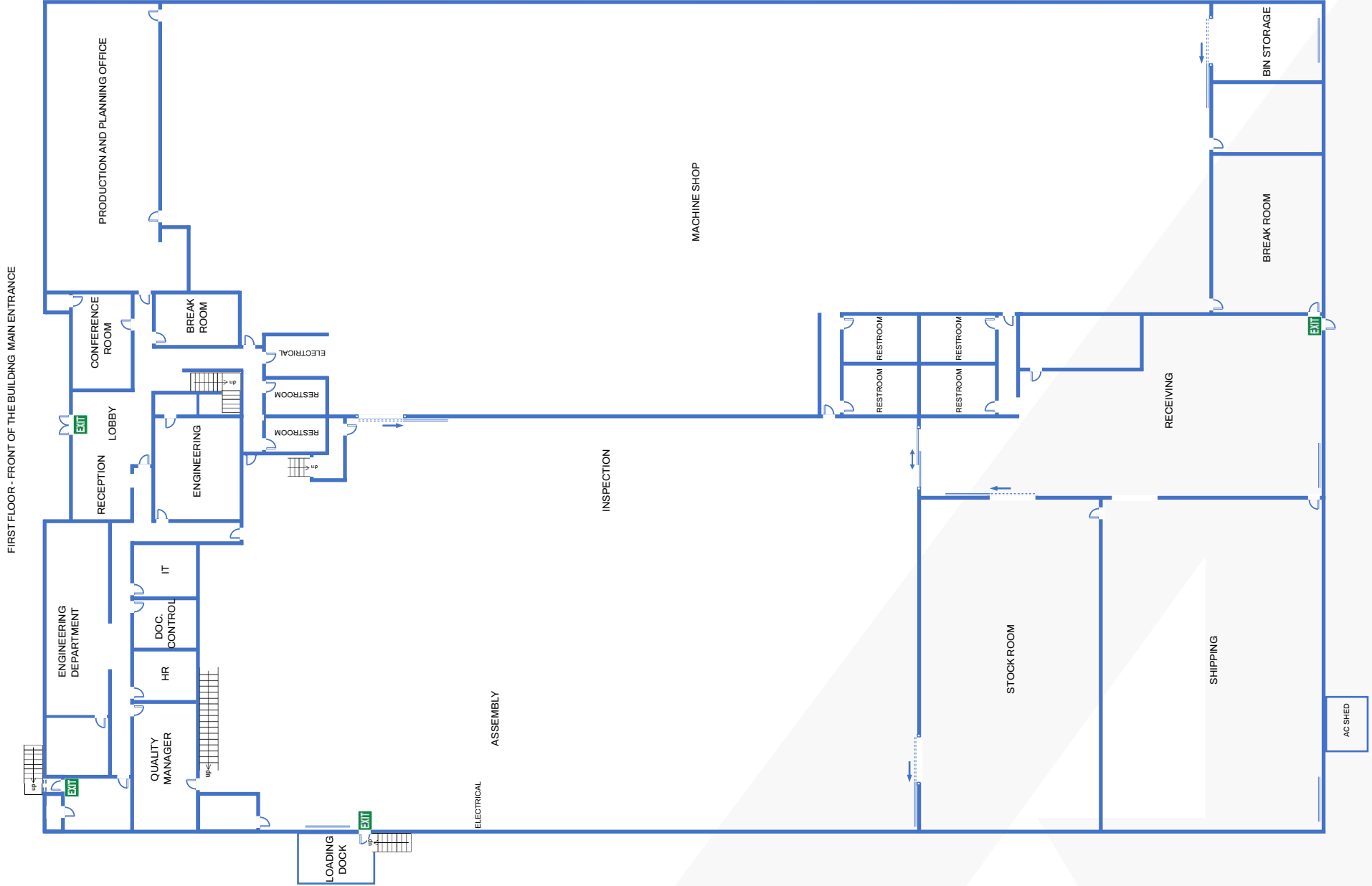
**Construction Type:**

Concrete-Tilt-Up

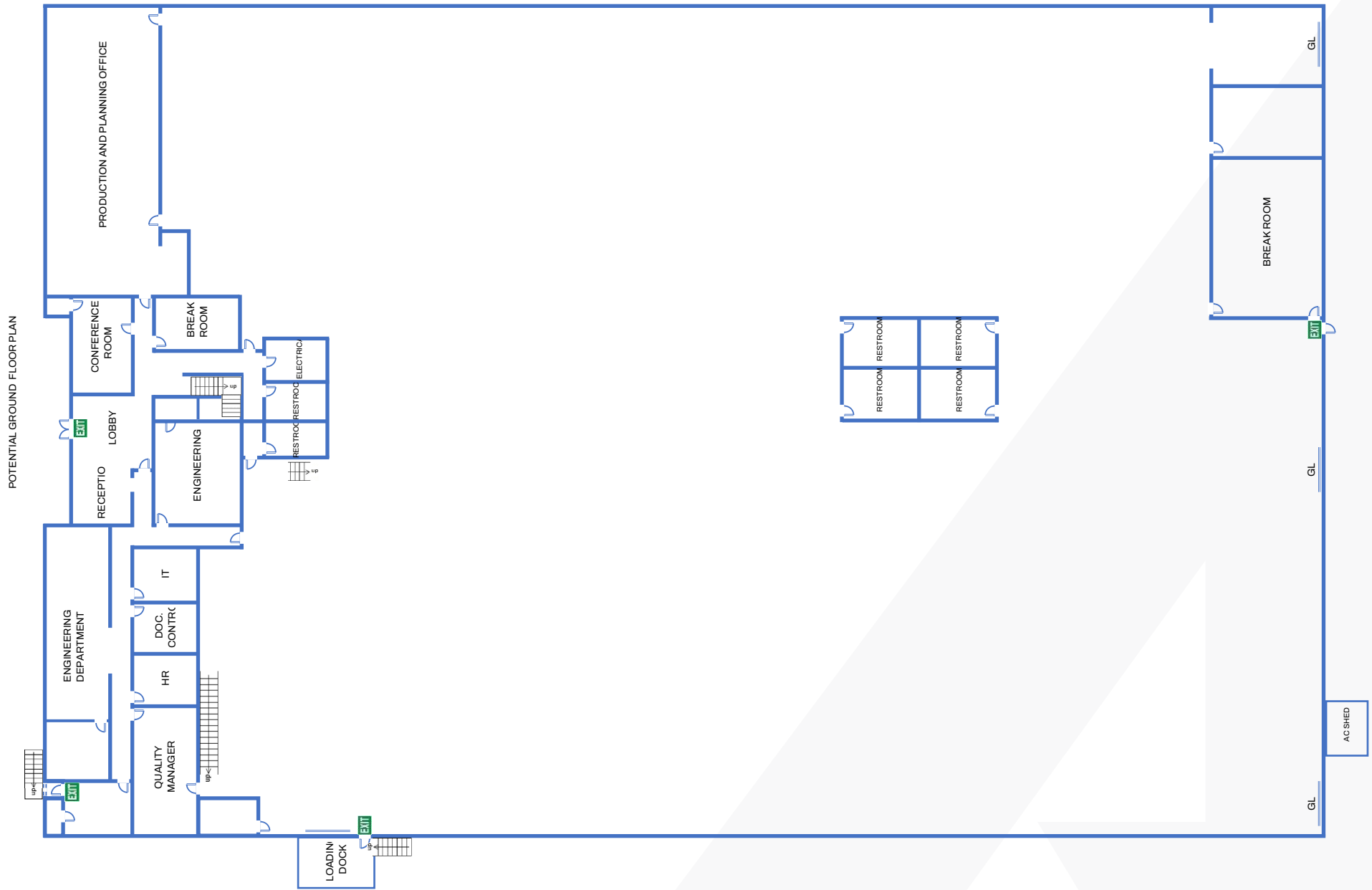
**Location:**

Prime Sylmar location proximate to  
405, 5, 118, & 210 Freeways

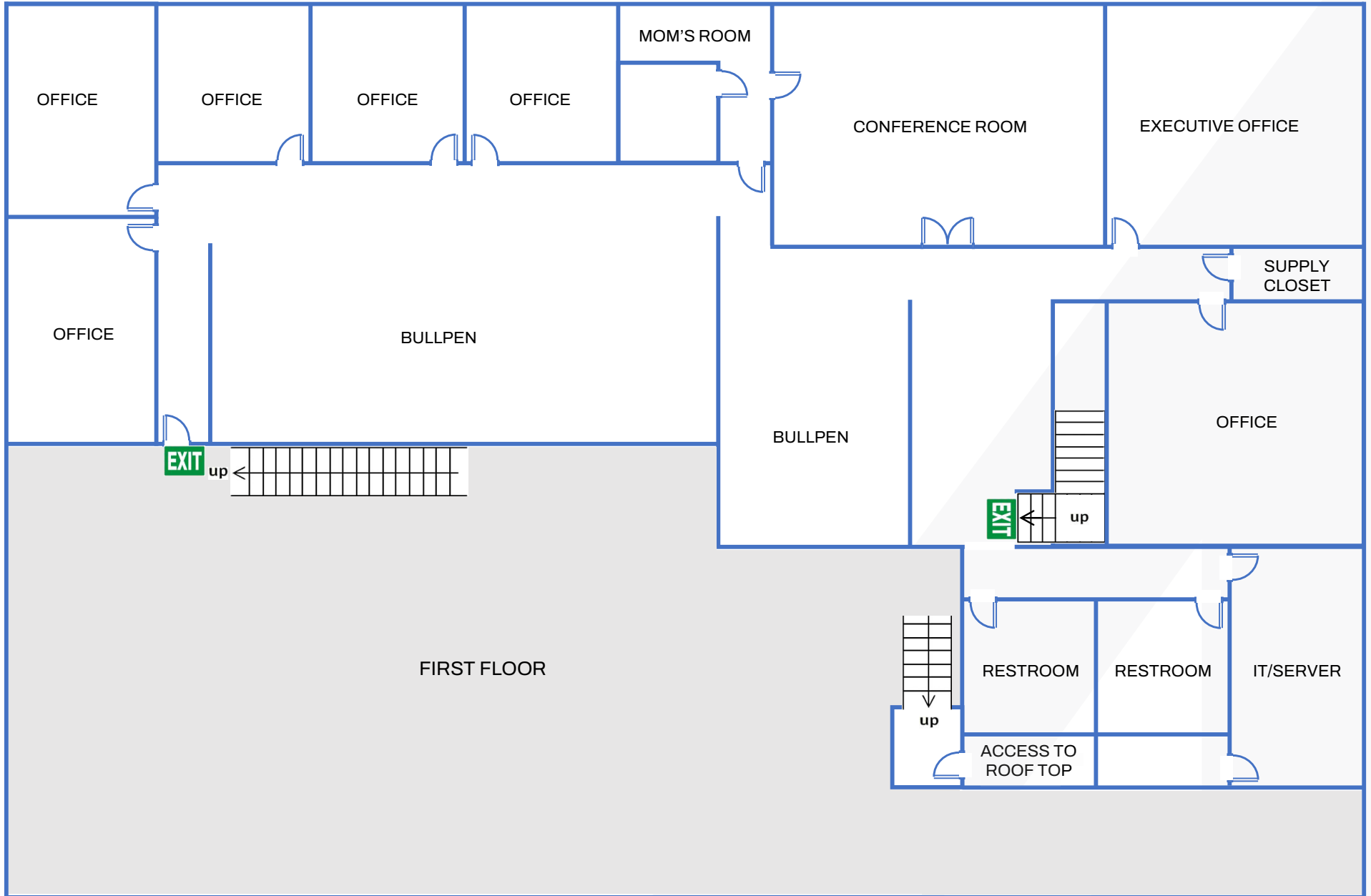
# CURRENT GROUND FLOOR PLAN



# POTENTIAL GROUND FLOOR PLAN



# SECOND FLOOR PLAN - OFFICE SPACE (3,490 SF)



41,536 SF FOR LEASE



**41,536 SF FOR LEASE**





41,536 SF FOR LEASE



41,536 SF FOR LEASE



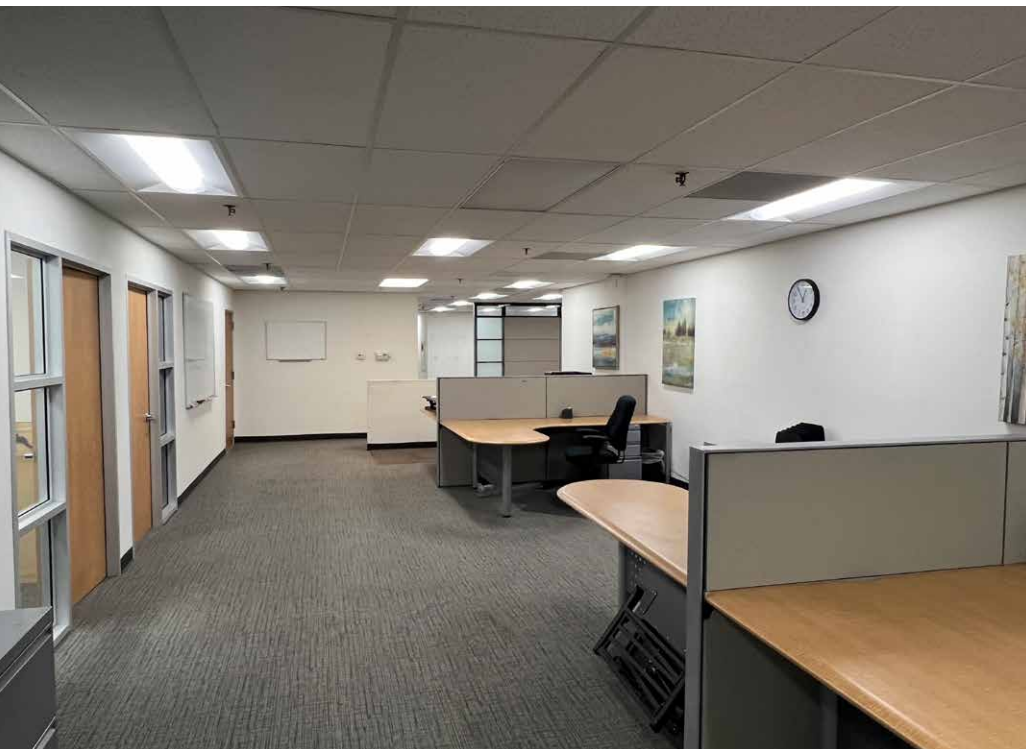
41,536 SF FOR LEASE



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# LOCATION MAP



# AERIAL MAP



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