

LEASE RATE REDUCTION - \$1.59 NNN PSF

\$225,000 TI ALLOWANCE AVAILABLE!

Subject to terms acceptable to Landlord
Call Broker for Details



High Image, State-of-the-Art Class A Industrial Building
Premier San Fernando Valley Location
LEED Gold Certification



Play Property Video



143,529 SF AVAILABLE FOR SALE OR LEASE

BRAND NEW CLASS A WAREHOUSE / DISTRIBUTION FACILITY | READY FOR OCCUPANCY

12772 San Fernando Road | Sylmar, CA 91342



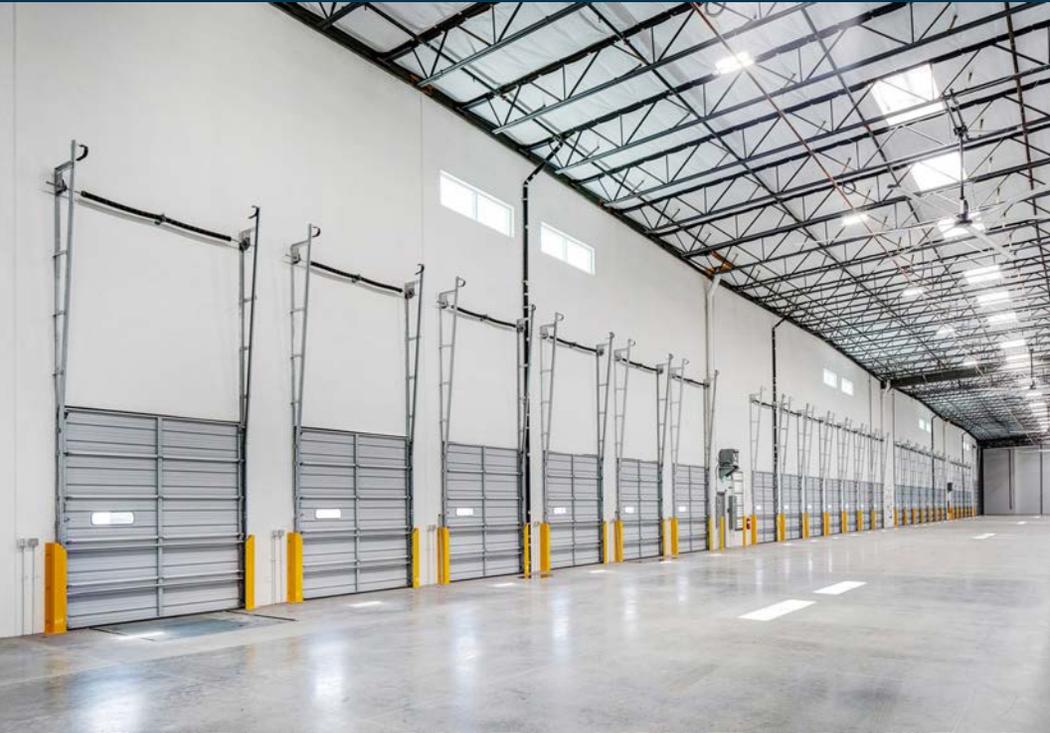
**Rexford
Industrial**

NEWMARK

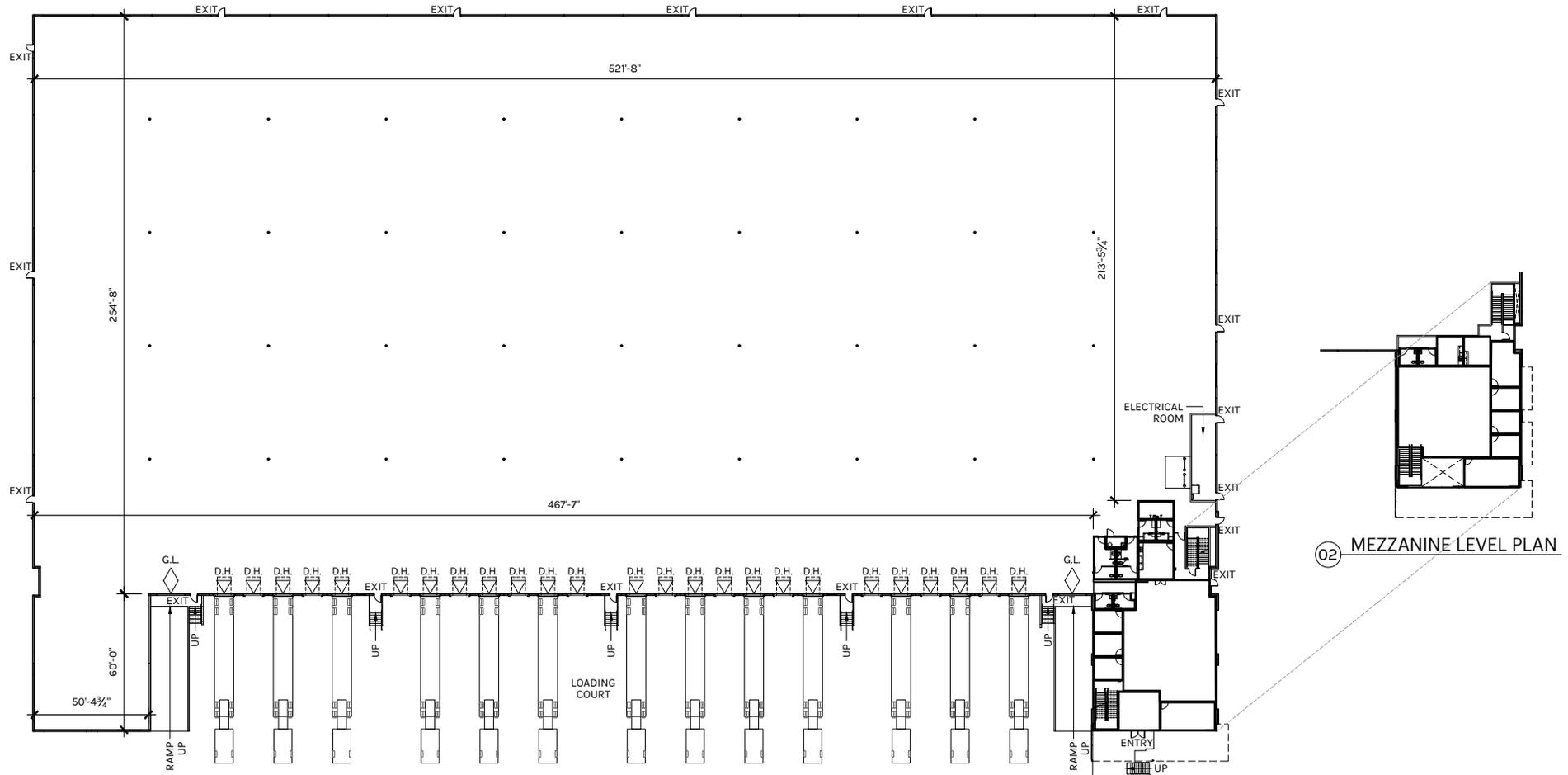


PROPERTY HIGHLIGHTS

- 143,529 SF
- 4,673 SF First Floor and 3,284 SF Second Floor Office Space
- 32-Foot Clear Height
- 25 Dock High Positions
- 2 Ground Level Doors
- 95 Parking Stalls
- Up to 4000 Amps, 277/480 Volts capacity
- ESFR Sprinklers
- M2 Zoning
- LEED Gold
- LED Lighting Throughout
- 19 EV Charging Stations
- HVLS Fans
- Touchless Plumbing Fixtures
- LED Motion Sensor Warehouse Lighting
- Drought Tolerant Landscaping
- For Lease: \$1.59 NNN per square foot
- For Sale: Price TBD







WAREHOUSE
±135,572 SF

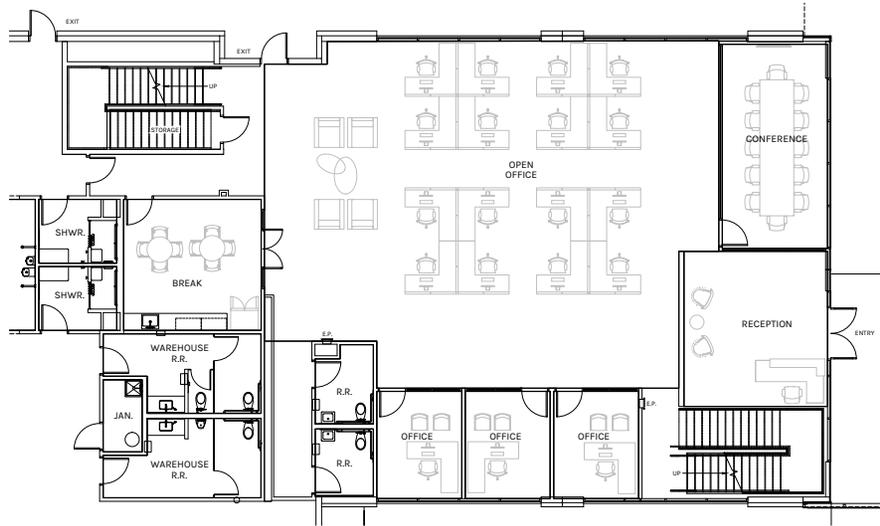
OFFICE
±7,957 SF

TOTAL
±143,529 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.



First Floor Office Plan



Second Floor Office Plan



FIRST FLOOR

±4,673 SF

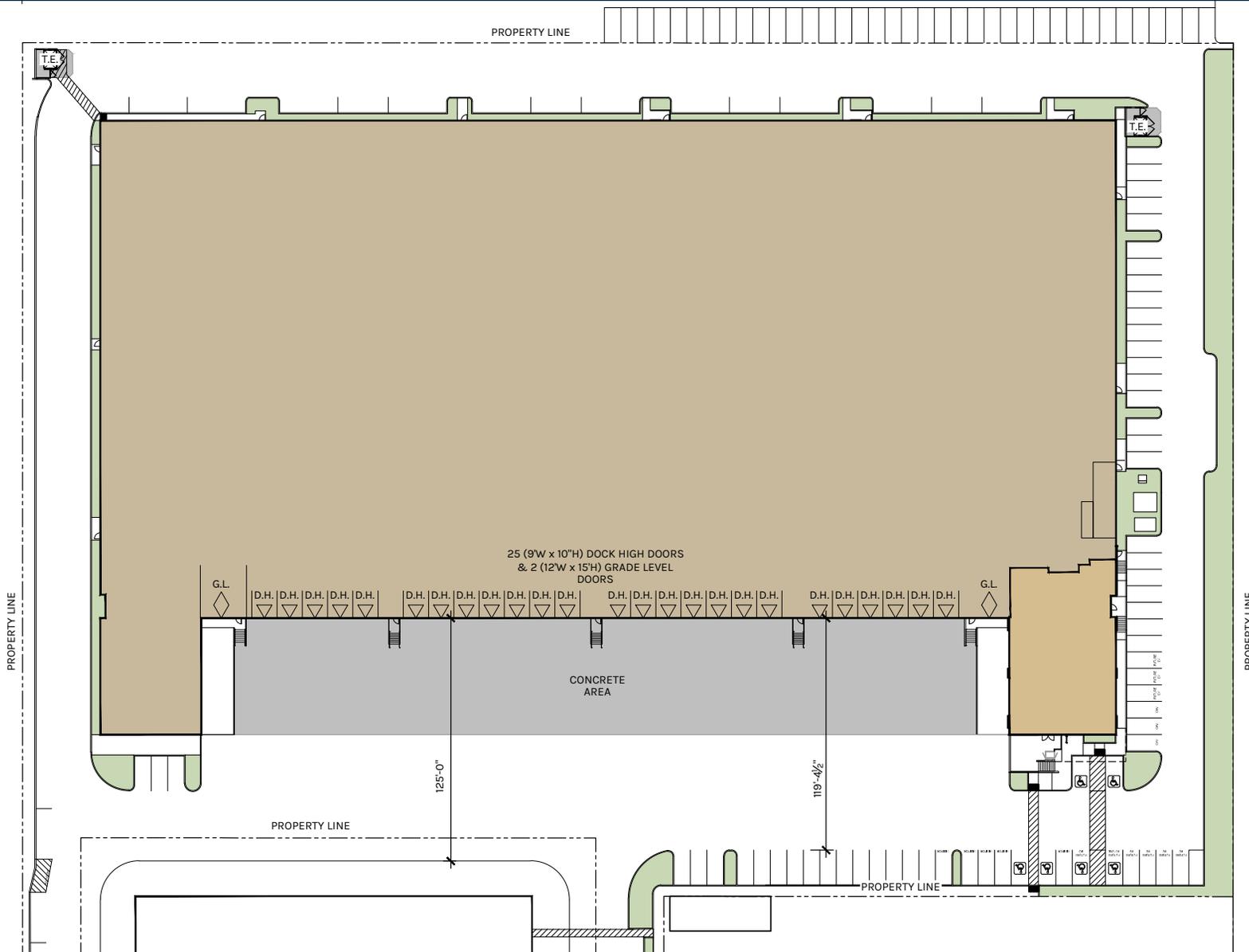
SECOND FLOOR

±3,284 SF

TOTAL OFFICE

±7,957 SF

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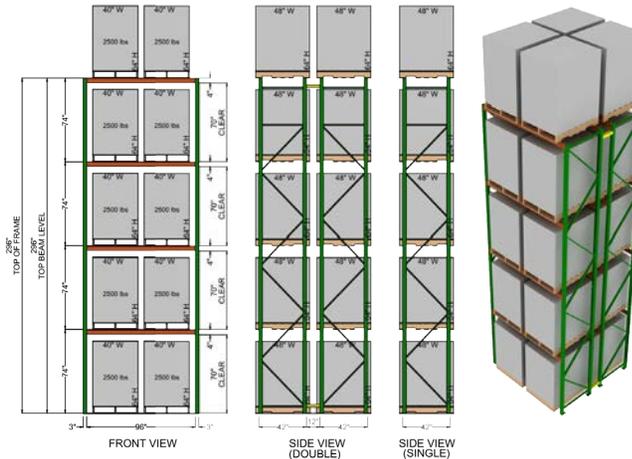
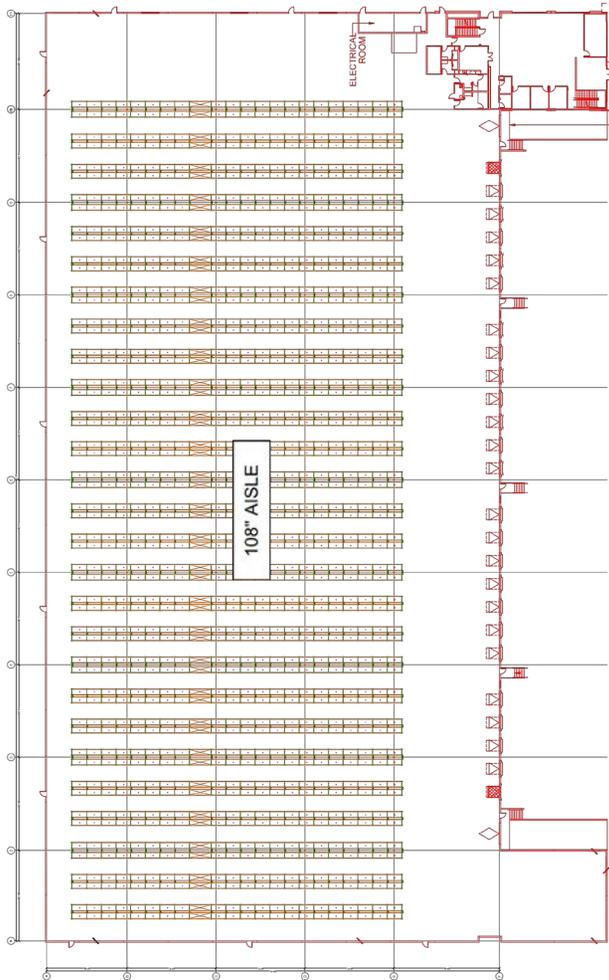


WAREHOUSE
±135,572 SF

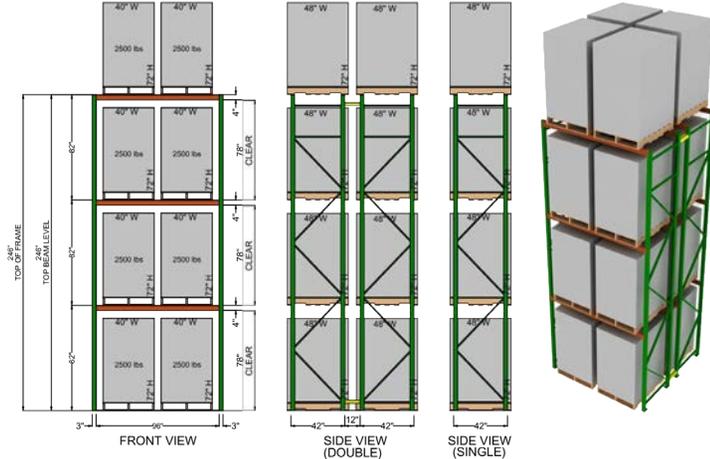
OFFICE
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TOTAL
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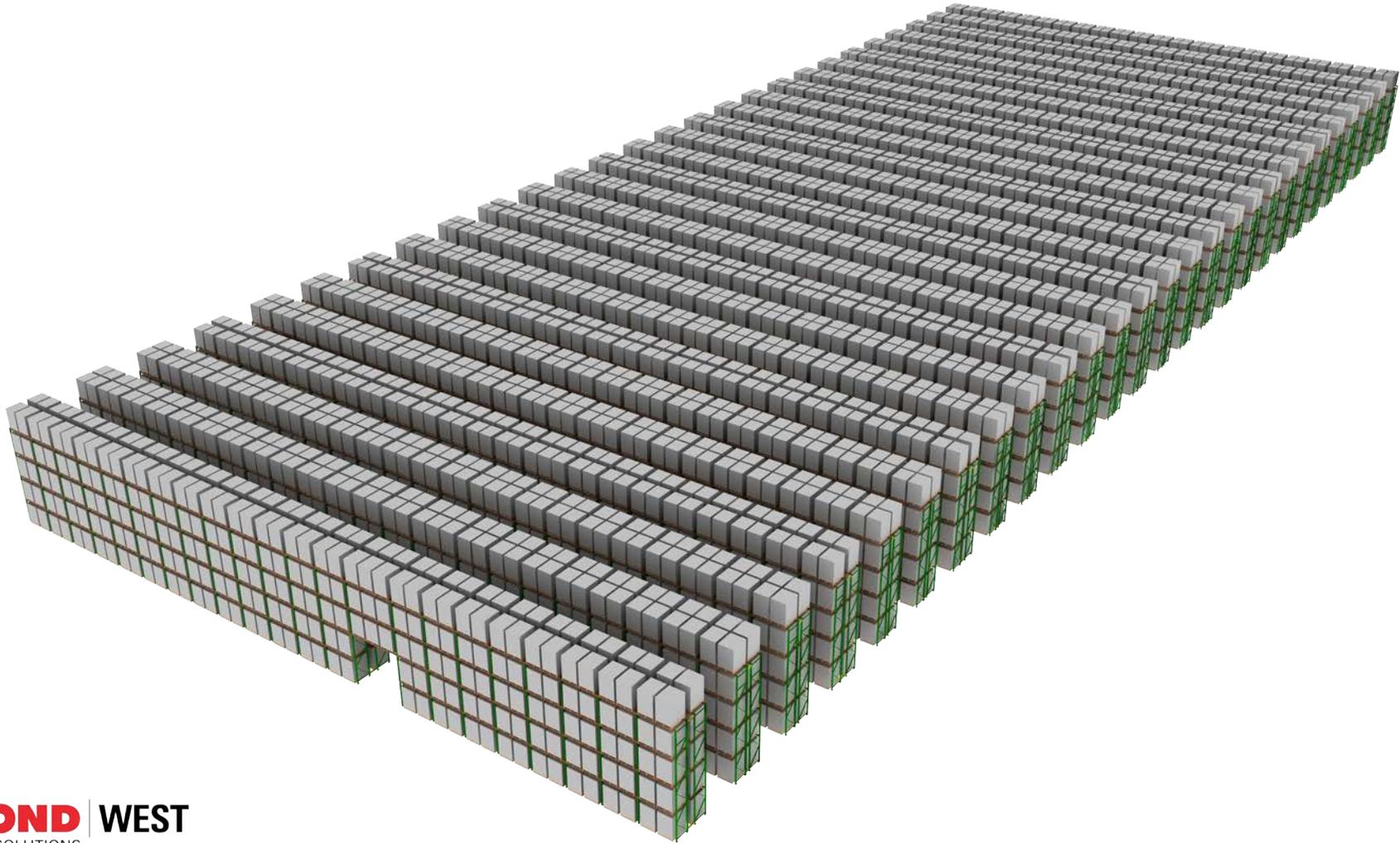
Total 64" Pallet Positions 11,826



Total 72" Pallet Positions 9,396

RAYMOND WEST
 INTRALOGISTICS SOLUTIONS
 Contact: Greg Hanoian
 Phone: 562.447.5891
 Email: greg.hanoian@raymondwest.com

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



RAYMOND | **WEST**

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Property Location

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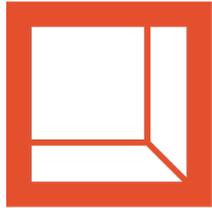


10.5 Miles
To Burbank
Hollywood Airport

26.3 Miles
To Downtown
Los Angeles

49.5 Miles
To Ports of Los
Angeles / Long Beach

I-5, I-210, SR-118
Immediate Access
and Close Proximity



**Rexford
Industrial**

Leasing Contacts

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NEWMARK

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