



For Sale

13042 Bradley Ave Sylmar, CA 91342

38,500 SF Industrial Building

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

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Greg Geraci

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Billy Walk

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William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Excellent Distribution /
Manufacturing Building



Full, High-End, New
Cannabis Facility /
Cannabis Improvements



Easily Converted
Back to Industrial



Large Fenced
Parking / Yard Area



Great
Loading



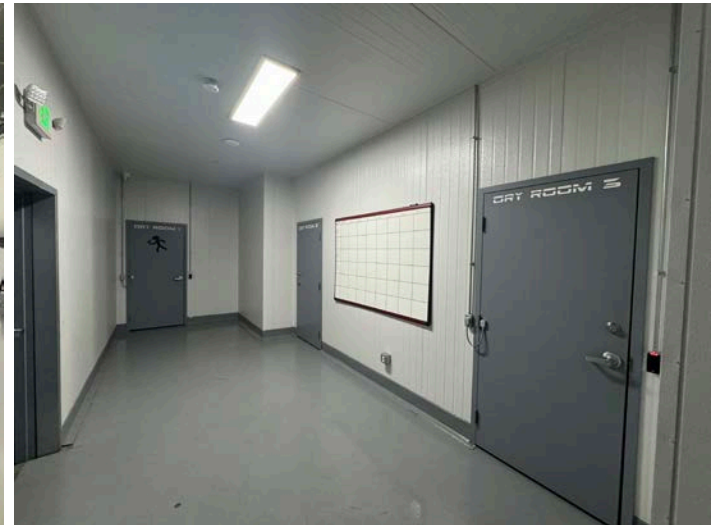
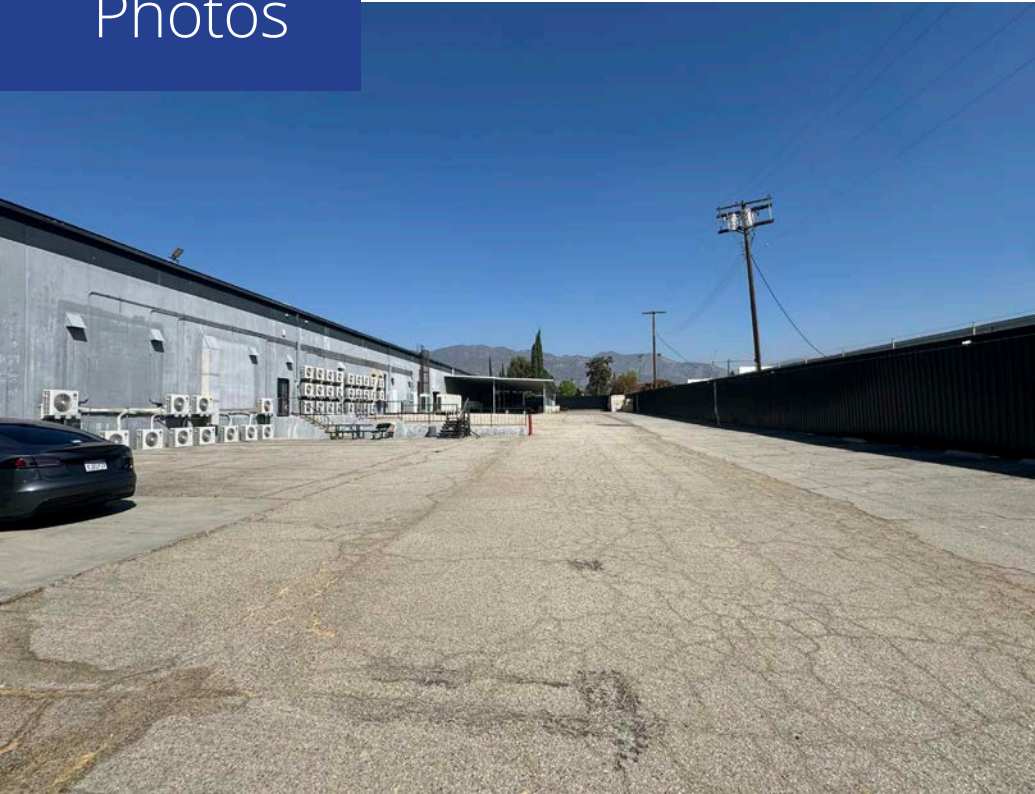
Heavy 2000 Amp
Power

Available SF	38,500
Lot Size	1.77 AC / 77,101 SF
Sale Price	\$350.65
Sale Price/SF	\$13,500,000
Clear Height	20'
DH Doors / Dim	2 / 12'x12'
GL Doors / Dim	2 / 12'x12' (1); 12'x14' (1)
Power	2000A, 480V, 3Ph, 4W
Parking Spaces / Ratio	77 / 2.0:1
Office SF / #	3,700 / 8
Yard	Fenced / Paved
Zoning	M1
APN	2506-011-007
To Show	Call Agent

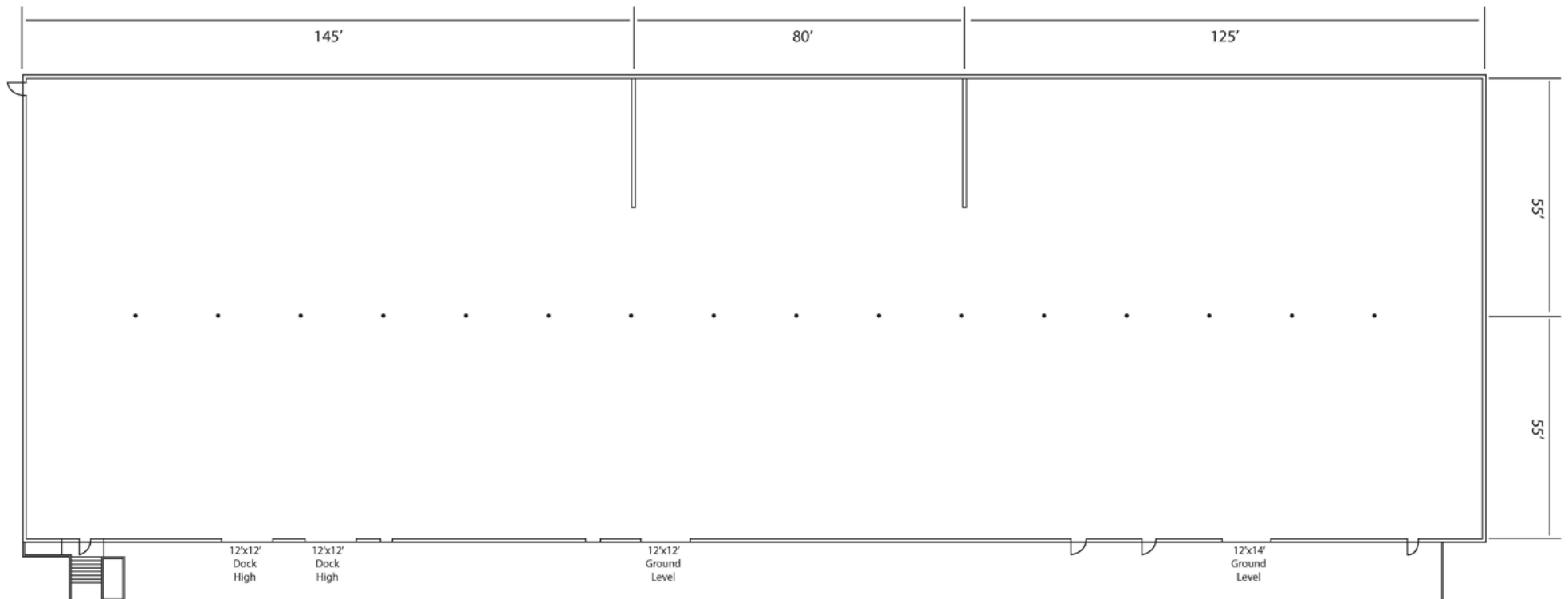


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.

Photos



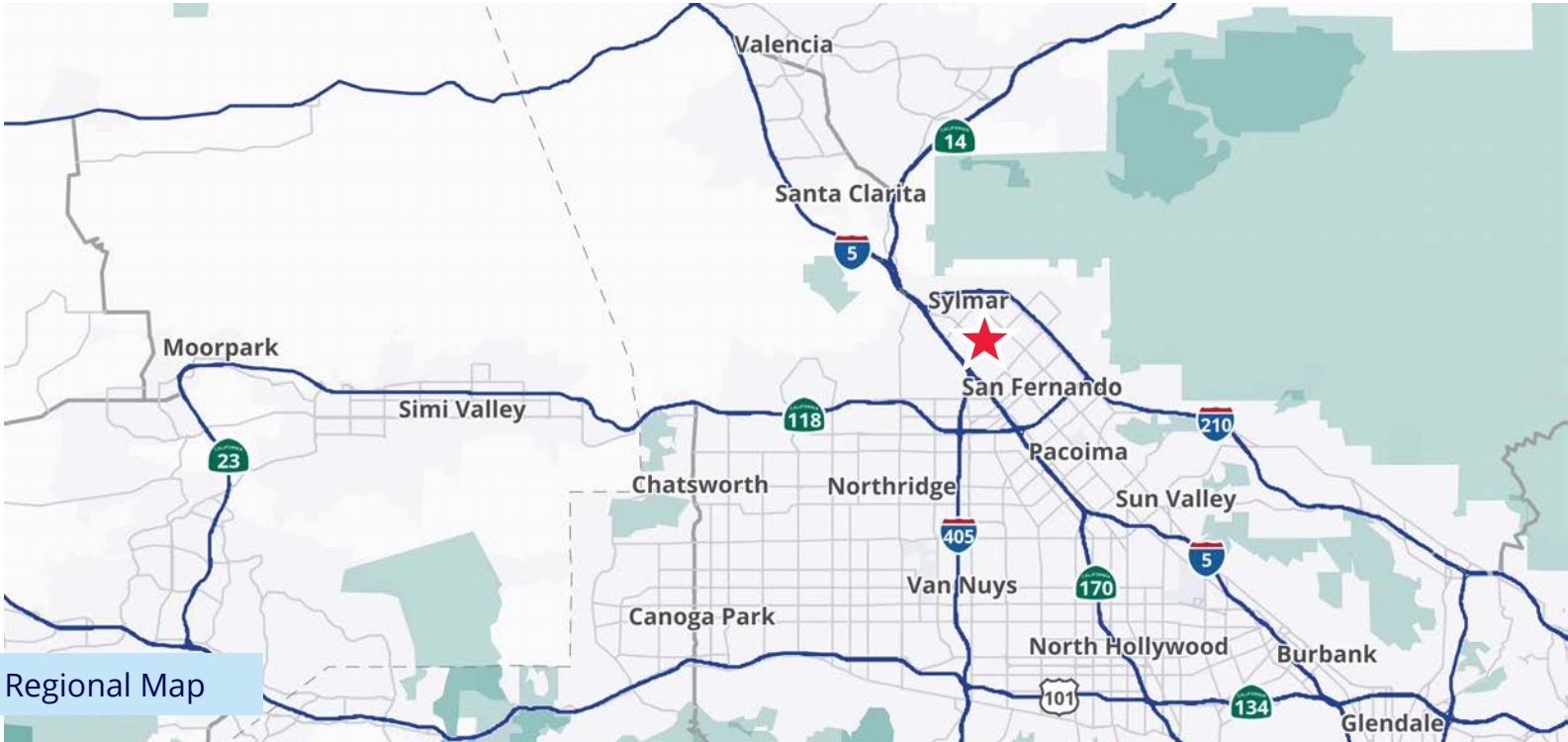
Layout



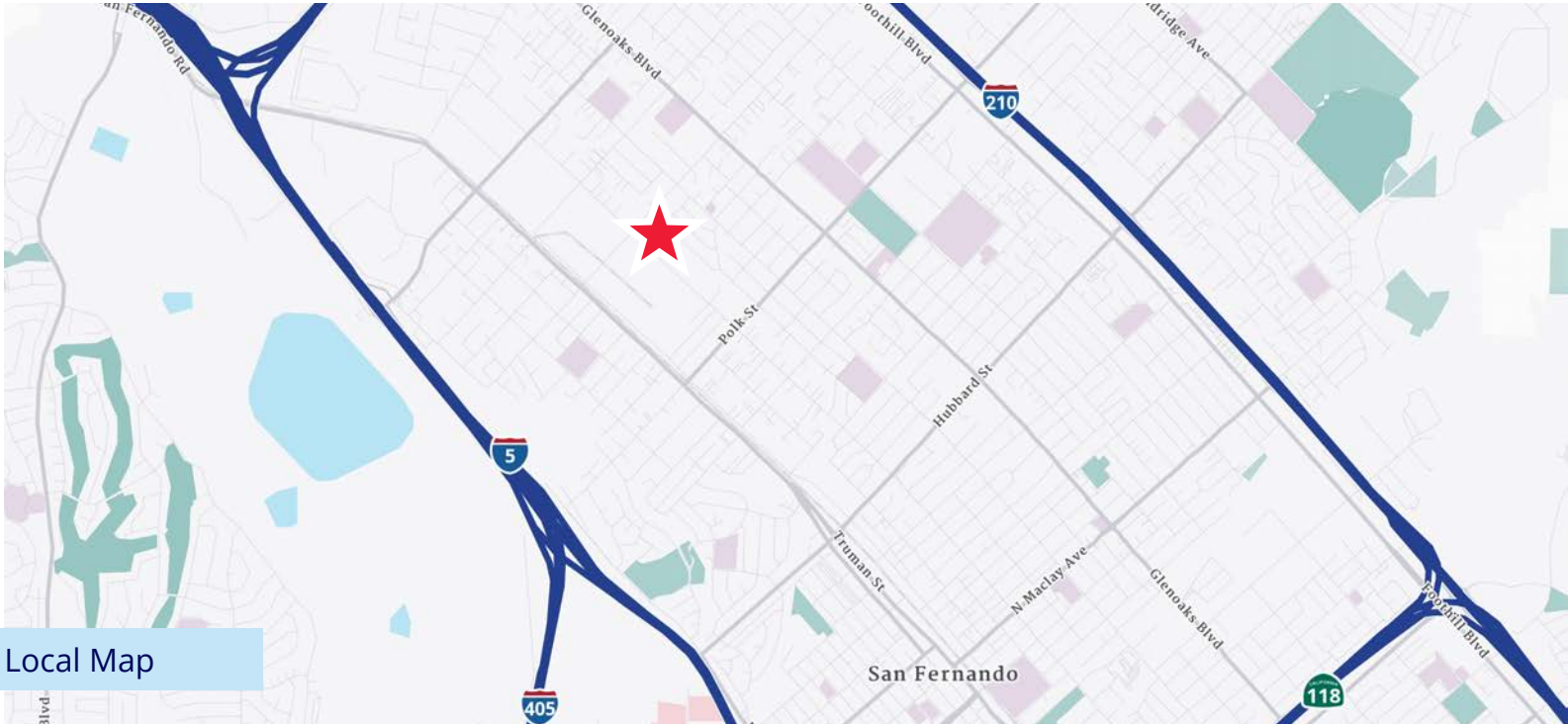
Freeway Access Map



Location Maps



Regional Map



Local Map



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