



Colliers

For Lease or Sale

12224 Montague St
Pacoima, CA 91331

113,500 SF Industrial Building

LEASE RATE
REDUCED!

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Freestanding, Fenced & Gated
Distribution / Manufacturing
Building



Easy 5 Freeway Access
to LA North Region



12+ Dock High
Loading Positions



Heavy Power

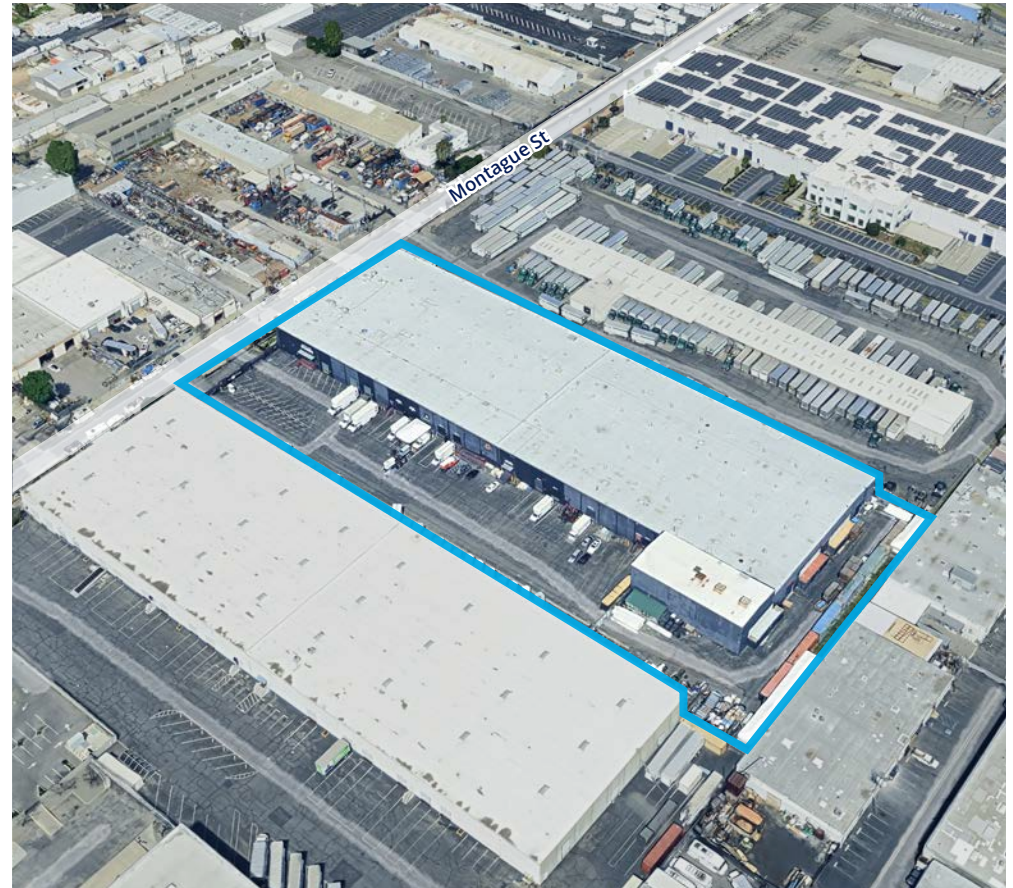


24' - 30' Warehouse
Clear Height



Low Net
Charges

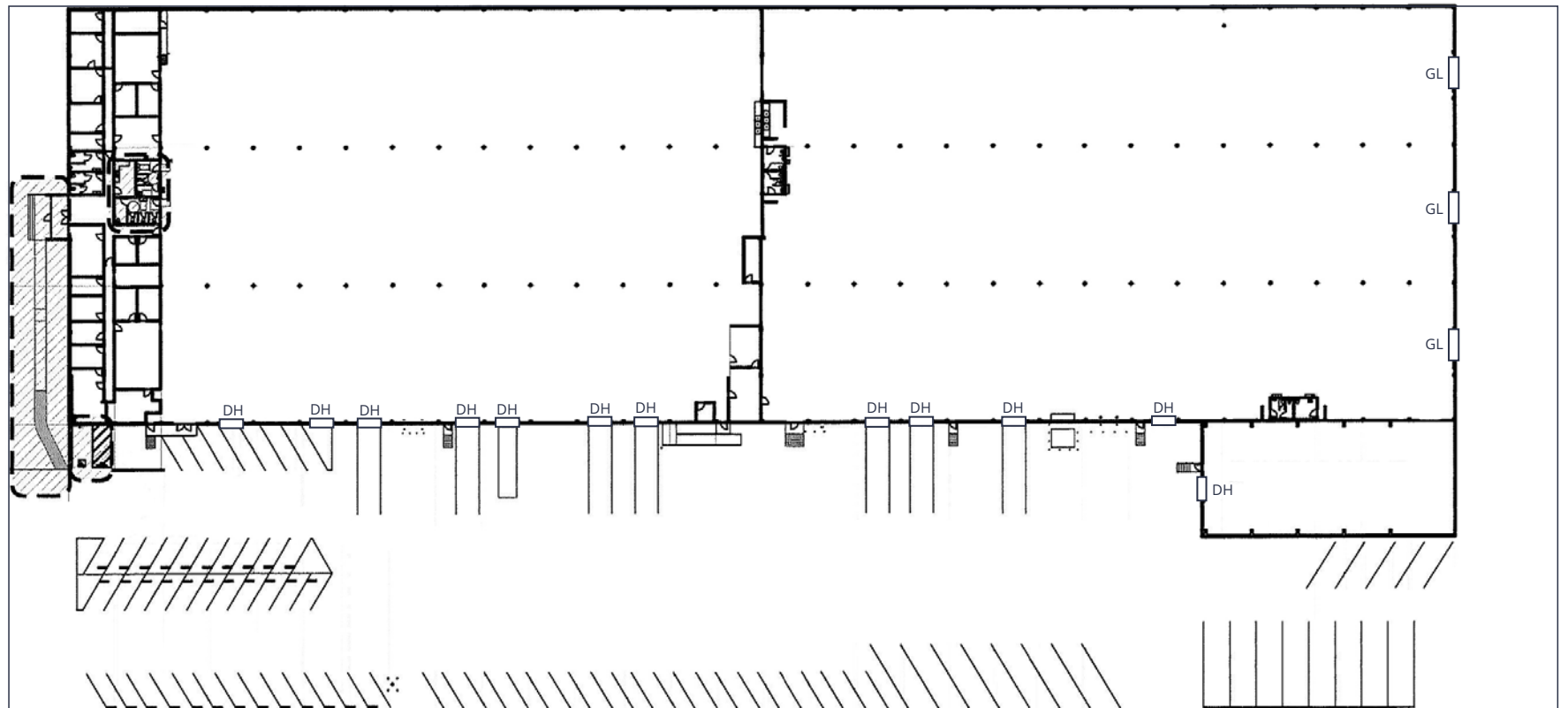
Available SF	113,500
Sale Price	TBD
Monthly Rent	\$153,225 \$167,980
Lease Rate PSF	\$1.35 \$1.48 NNN / Op.Ex. \$0.12
Lot Size	4.96 AC / 216,241 SF
Clear Height	24' Main Warehouse / 30' Metal Building
DH Doors	12 / 10'x10'
GL Doors	3 / 12'x14'
Power	2500A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	166 / 1.46:1 (Possible)
Office SF / #	7,200 / 22
Restrooms	8
Yard	Fenced / Paved
Zoning	M2
Year Built	1979
APN	2537-018-028
Possession	12/1/2025
To Show	Call Agent



Notes: Parking is estimated and may vary depending on the occupant's use of loading doors, etc. Additional 100A, 240V, 1PH panel available as well. Quoted electrical service based on power panel info. Tenant/Buyer to verify service with licensed electrician & confirm zoning allows tenant/buyer's use.

Site Plan

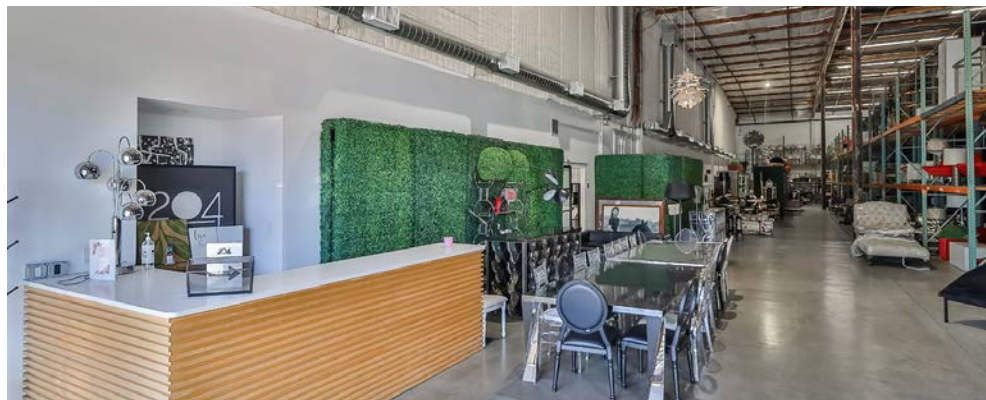
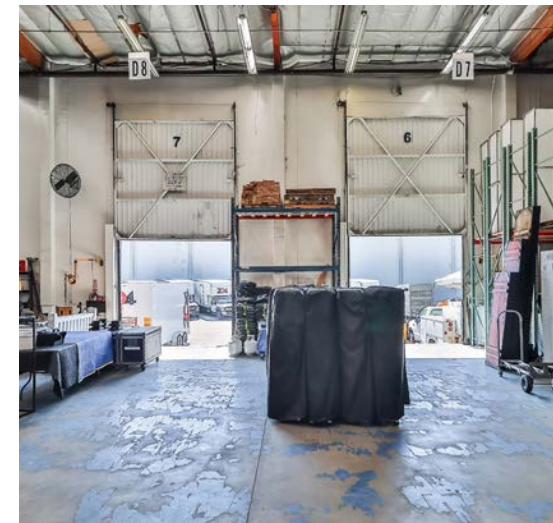
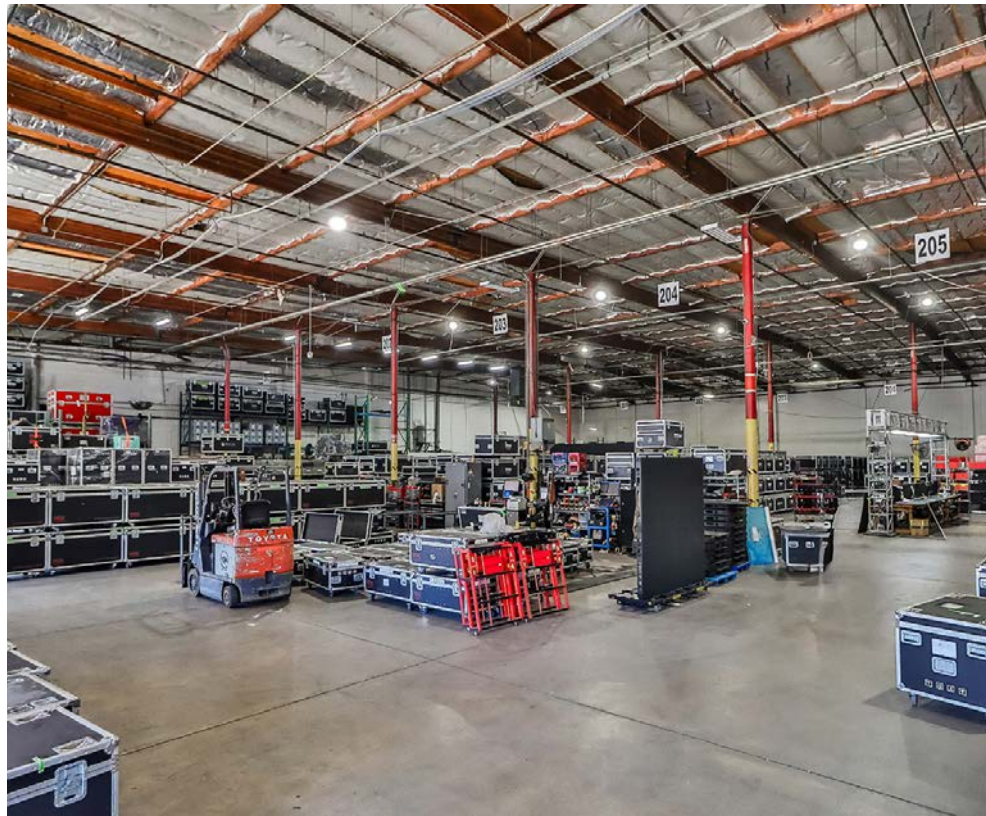
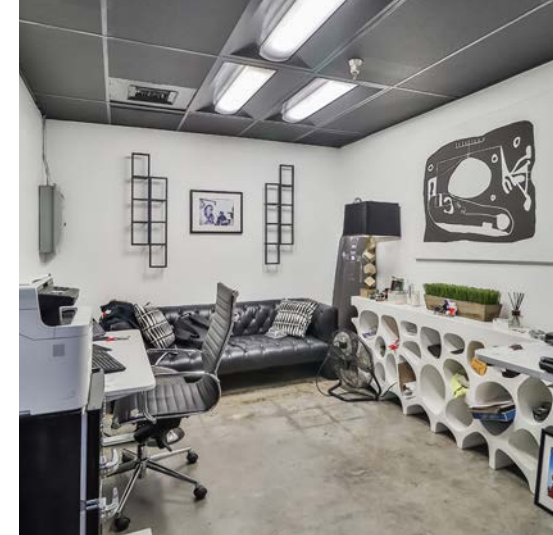
Montague St



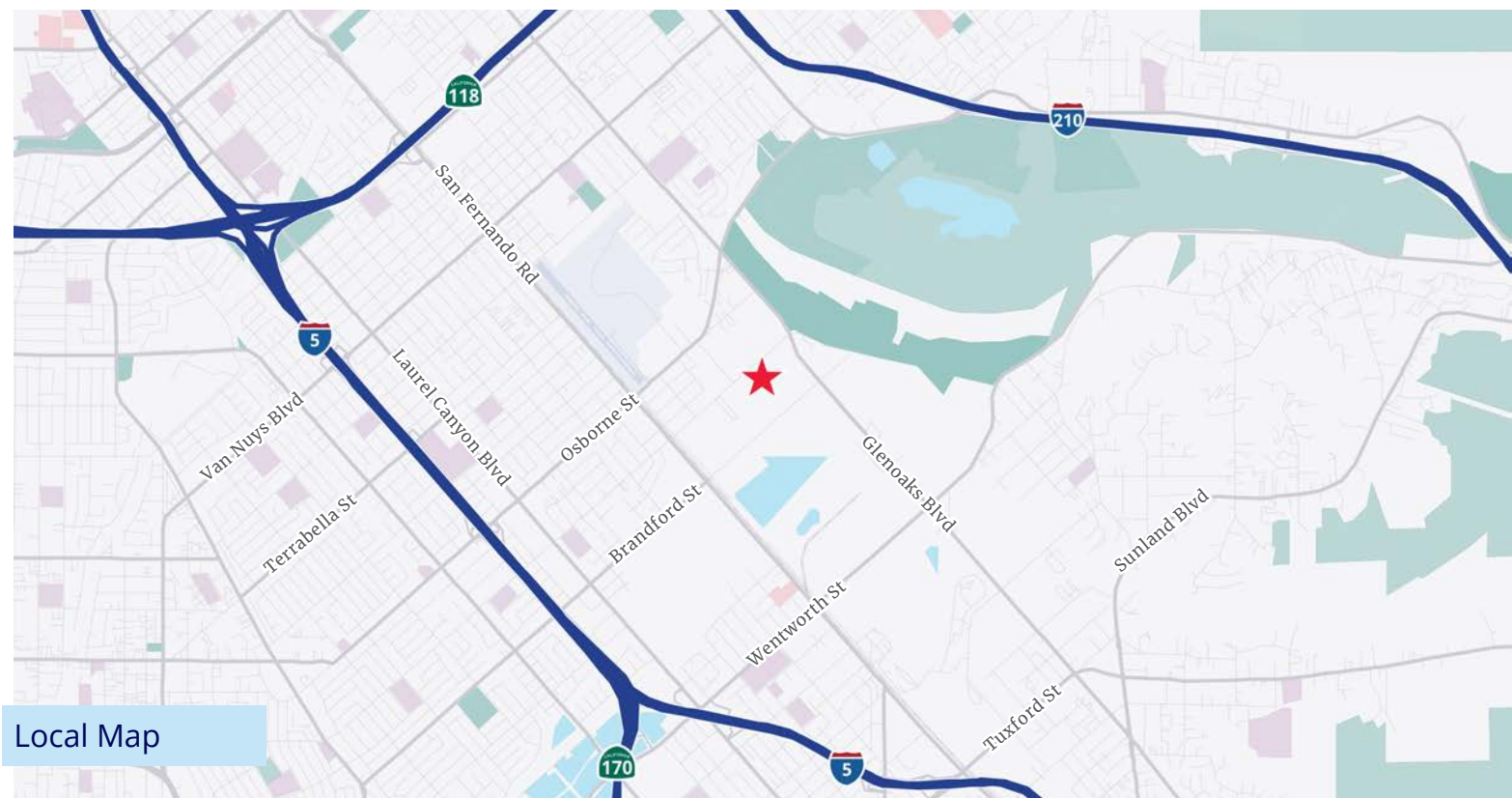
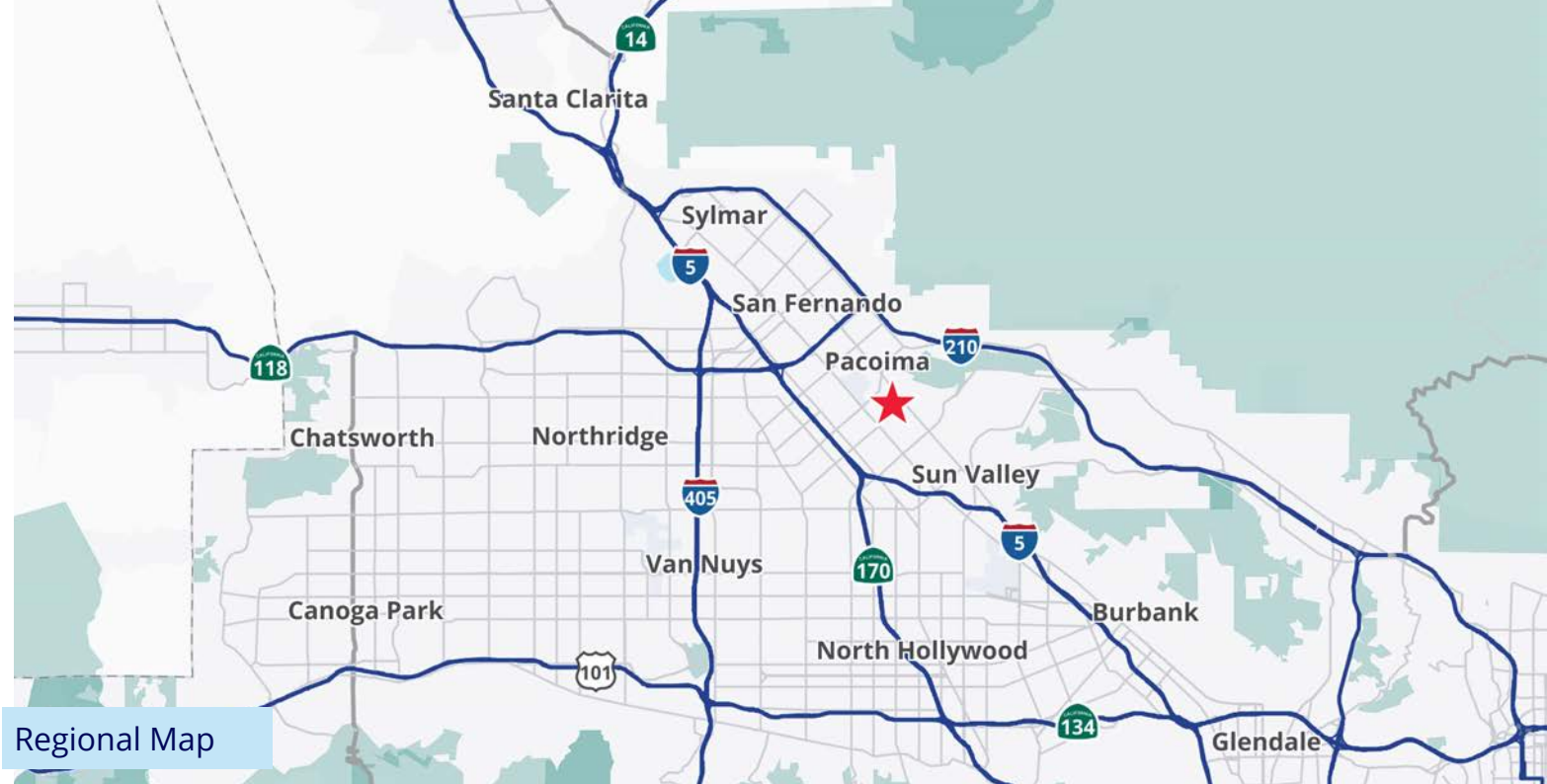
Exterior Photos



Interior Photos



Location Maps





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Contact Info

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Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

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