



Heart of SFV Incredible Distribution Facility Featuring 8 Dock High Loading Doors Efficiently Planned Office Layout with Premium Finishes Institutionally Owned/Managed with Close Proximity to 5, 210, 118, 405, 170 & 14 Freeways



LIMITED TIME \$25K BROKER BONUS FOR LEASES SIGNED BY 3/31/2026

48,440 SF AVAILABLE FOR LEASE

13949 Balboa Boulevard | Sylmar, CA

STATE-OF-THE-ART INDUSTRIAL BUILDING

Immaculate Offices & Premium Finishes, Rare Combination of 28' Minimum Clear Ceilings and an ESFR Rated Sprinkler System



Building Features

13949 BALBOA BOULEVARD



PROPERTY HIGHLIGHTS

- 48,440 SF/Unit Available
- 3,128 SF Office Space
- \$1.69/PSF/NNN Lease Rate
- \$0.37/PSF NNN Expenses
- 28-Foot Clear Height
- 8 Dock High Positions
- 86 Parking Stalls
- 4 Restrooms
- 600 Amps; 277/480 Volts; 3 Phase 4 Wire
- ESFR Sprinklers

Property Photos

13949 BALBOA BOULEVARD



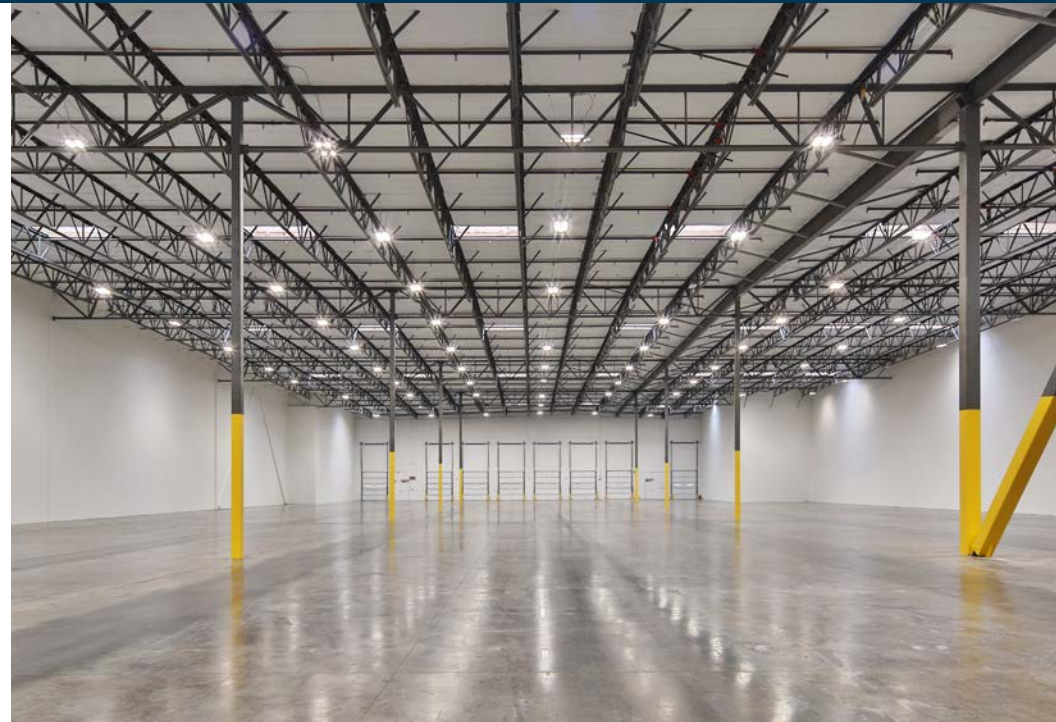
Property Photos

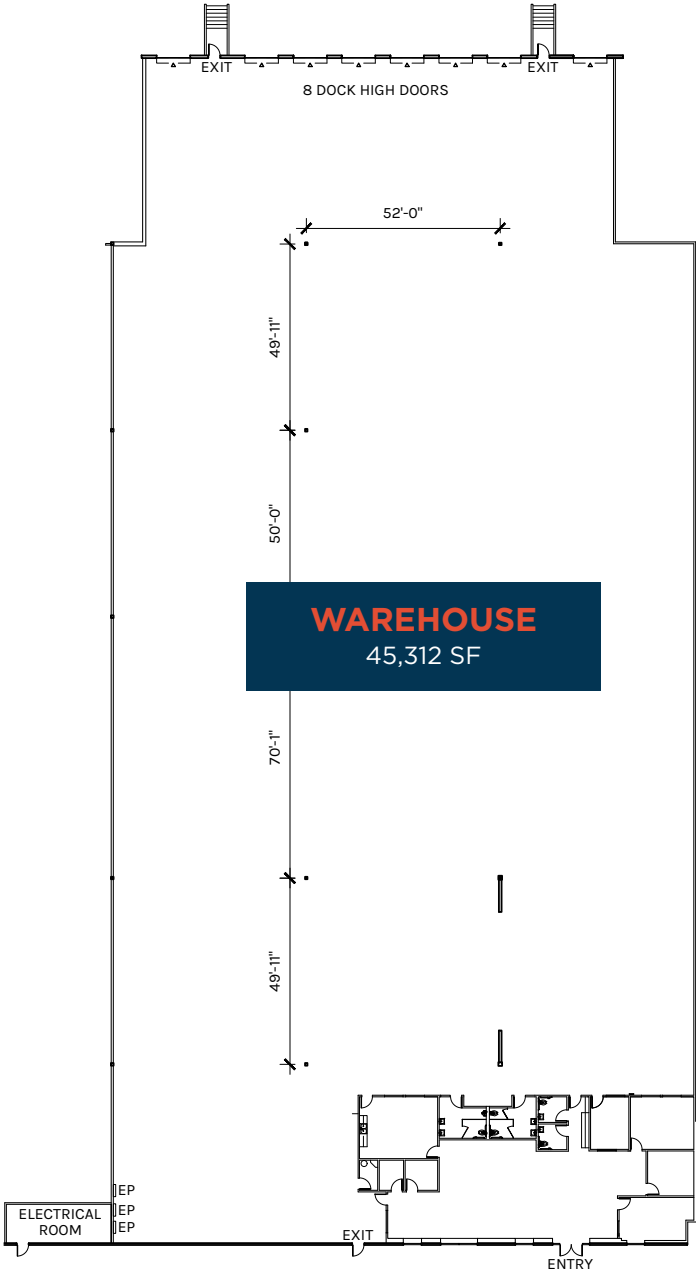
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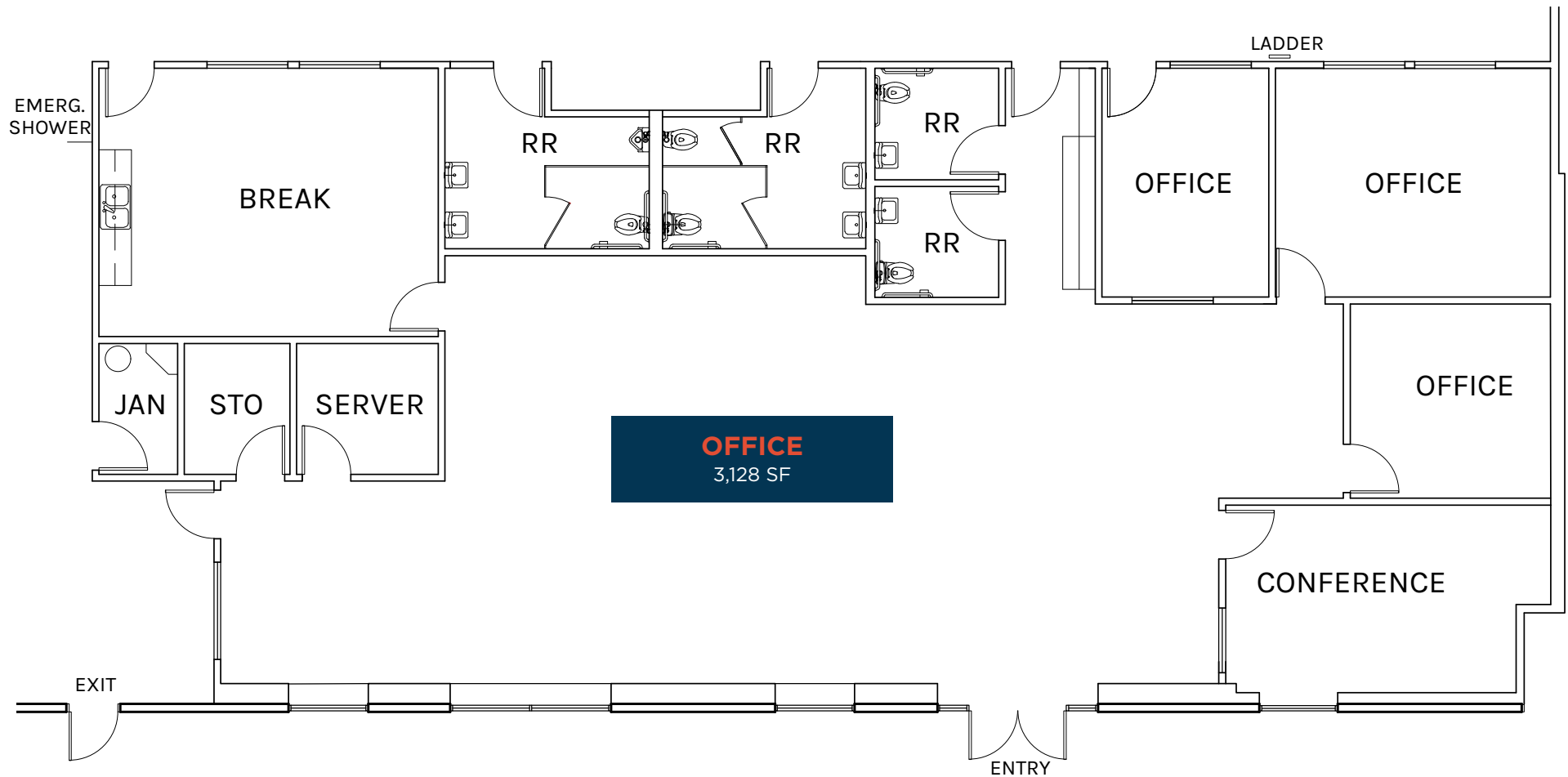
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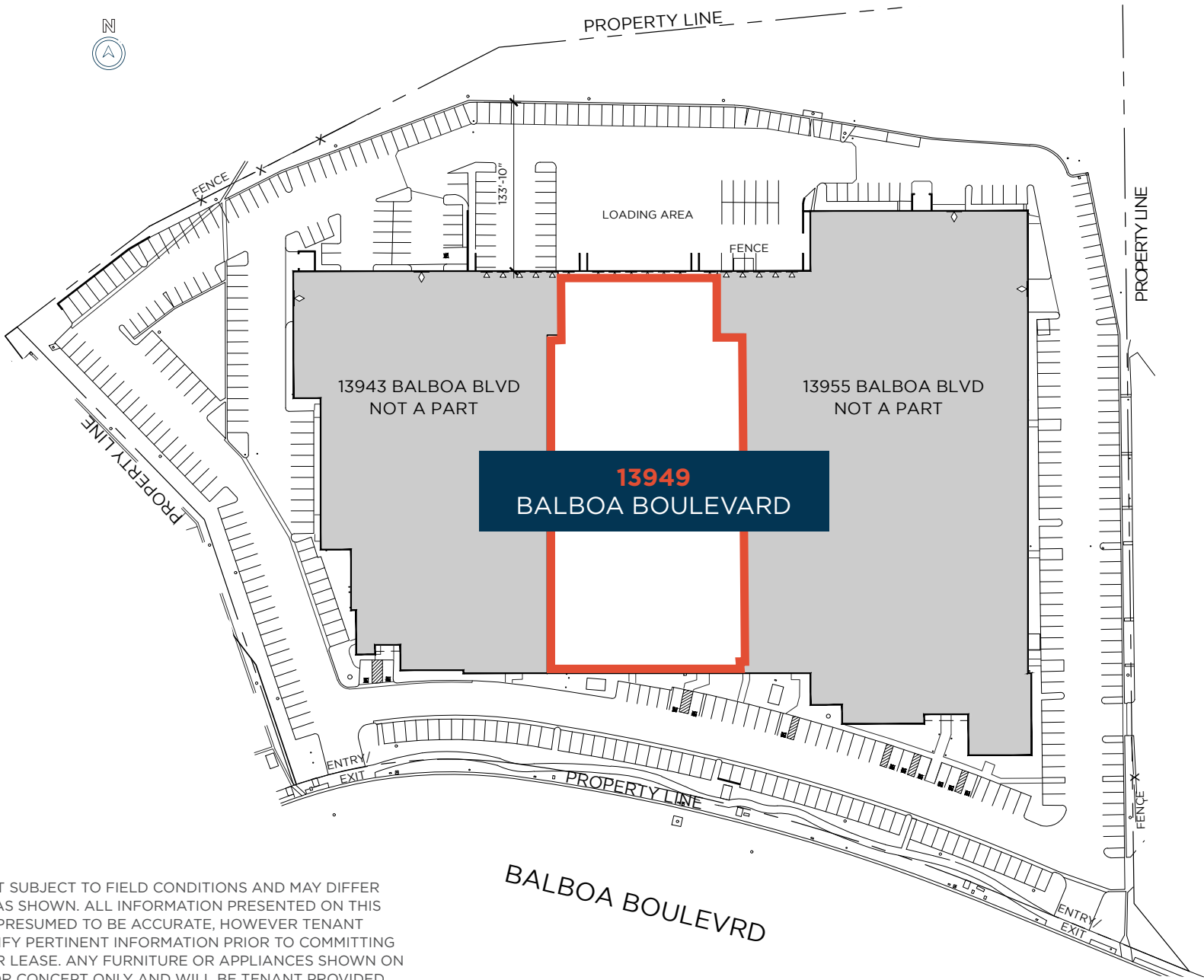




PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



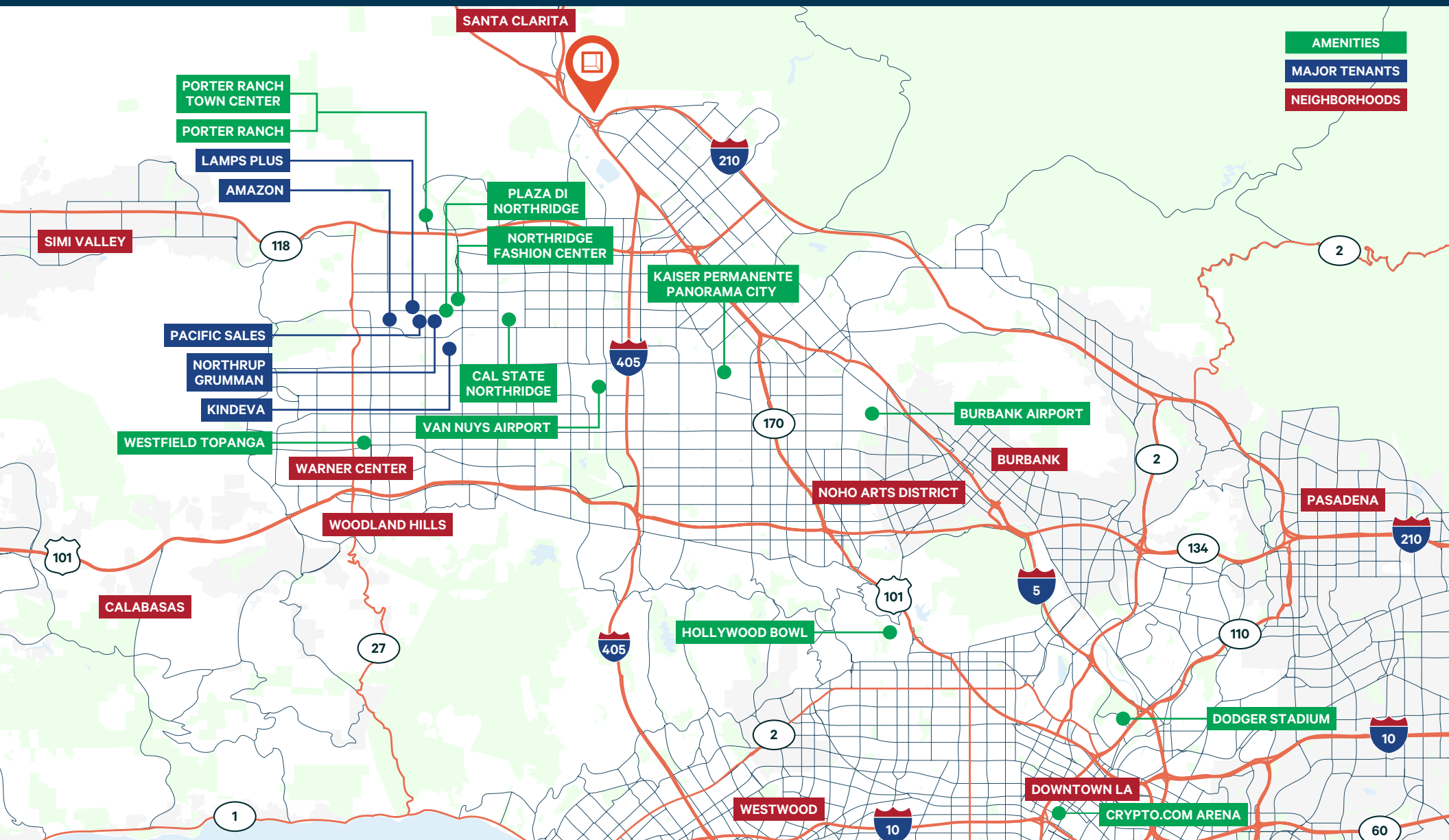
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Property Location

13949 BALBOA BOULEVARD



14.7 Miles

To Hollywood
Burbank Airport

31.3 Miles

To Downtown
Los Angeles

52.9 Miles

To Ports of Los Angeles/
Long Beach

210, 118, I-5, US-101, 405

Immediate Access and
Close Proximity



**Rexford
Industrial**

CBRE

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