

**FOR LEASE  
WAREHOUSE / LAND  
12581 BRANFORD ST,  
PACOIMA,  
CA, 91331**



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**MIG** | **COMMERCIAL  
REAL ESTATE  
SERVICES, INC**





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# PROPERTY OVERVIEW

## OFFER MEMORANDUM

# PROPERTY OVERVIEW

- ✓ Free Standing
- ✓ 600 Amps of Power / 16 Feet Clear Span
- ✓ Close Proximity to 5, 118, 170 Freeways
- ✓ Brand New Construction
- ✓ Excess Land
- ✓ Gated / Secured Lot

SQUARE FEET

4,000

LOT SIZE

12,256

PARCEL NUMBER

2624-014-093

PRICE

\$9,200 (\$2.30/SF)

LAND PORTION

\$3,000 (\$0.50 PSF)

ZONING

M1

YEAR BUILT

2025







## OFFER MEMORANDUM

# PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc. is proud to present 12581 Branford Street, a brand-new (2025) freestanding industrial building of approximately 4,000 square feet, situated on a 12,256 square foot, gated and secured lot in the San Fernando Valley's established light-industrial corridor. Its efficient clear-span layout with 16-foot clear height and robust 600-amp power service make it well positioned for modern manufacturing, assembly, and warehouse users. The warehouse portion of the property is available for lease at \$2.30 per square foot per month, offering contemporary construction and operational flexibility for quality tenants. The land portion which spans close to 6,000 square feet is also available for lease at \$0.50 PSF (\$3,000 Per Month). Both sides of the property could be leased out for a total of \$12,200 per month.

It is strategically located near the 5 and 170 freeways, enabling smooth logistical operations, distribution, and manufacturing services. This offering presents an opportunity for businesses seeking a well-located, brand-new industrial facility with a secured yard in one of California's strongest industrial markets. Call the listing agents for showing availability.





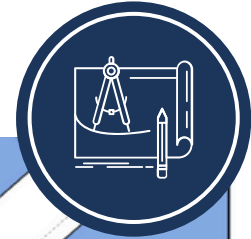
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# MAPS & ZONING



## OFFER MEMORANDUM

# PARCEL MAP/ SITE PLAN/ ZONING MAP



Address: 12581 W BRANFORD ST  
APN: 2624014093  
PIN #: 201B161 812

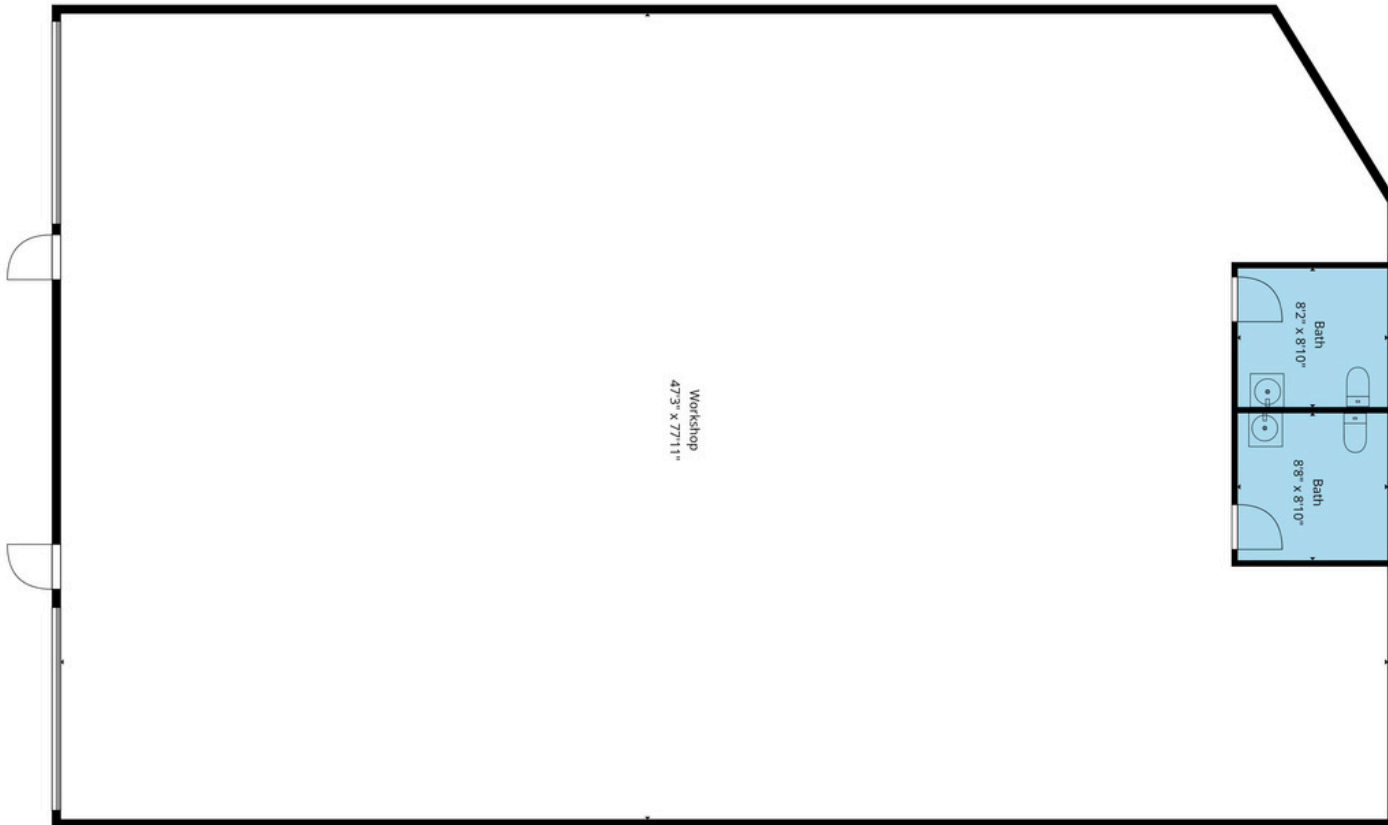
Tract: TR 844  
Block: None  
Lot: FR LT A

Zoning: [Q]M1-1-CUGU  
General Plan: Limited Manufacturing





# FLOOR PLAN



Floor Plan Created By TheListingaid.com | Measurements Deemed Reliable But Not Guaranteed.





OFFER MEMORANDUM

## AREA HIGHLIGHTS

12581 Branford Street is situated in a prime Pacoima industrial hub within the San Fernando Valley, surrounded by a strong base of manufacturing, distribution, and service-oriented businesses. The area benefits from close proximity to major freeways—including the 5, 118, 170, and 210—providing excellent regional connectivity and efficient transportation routes for logistics and employee access. With a long-standing reputation as one of the Valley's core industrial corridors, Pacoima offers business owners access to a deep labor pool, established suppliers, and a wide range of complementary industries, making it ideal for companies seeking to expand or streamline operations.





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# PHOTOS





12581 BRANFORD ST, PACOIMA







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