



Rexford Industrial Center - Sylmar / Dock High and Ground Level  
Loading / Great Location in High Image Corporate Neighborhood /  
Easy Access to 5, 210, 118, 405, & 14 Freeways



**7,813 SF AVAILABLE FOR LEASE**

**STATE-OF-THE-ART INDUSTRIAL UNIT**  
13073 Bradley Avenue | Sylmar, CA



## Property Highlights

- Rexford Industrial Center - Sylmar
- Great Location in High Image Corporate Neighborhood
- 7,225 SF Warehouse
- 588 SF Office
- Lease Rate: \$1.69 MG / Op.Ex. \$0.09 PSF
- Clear Height: 15'
- 1 Dock High Door , 1 Ground Level Door
- 10 Parking Spaces / 1.28:1 Ratio
- Power: 200A, 277/480V, 3Ph, 4W
- Sprinklered
- 2 Restrooms
- Excellent Access to the 5, 118, 405, 210, and 14 Freeways

# Rexford Industrial Center - Sylmar

13073 Bradley Avenue



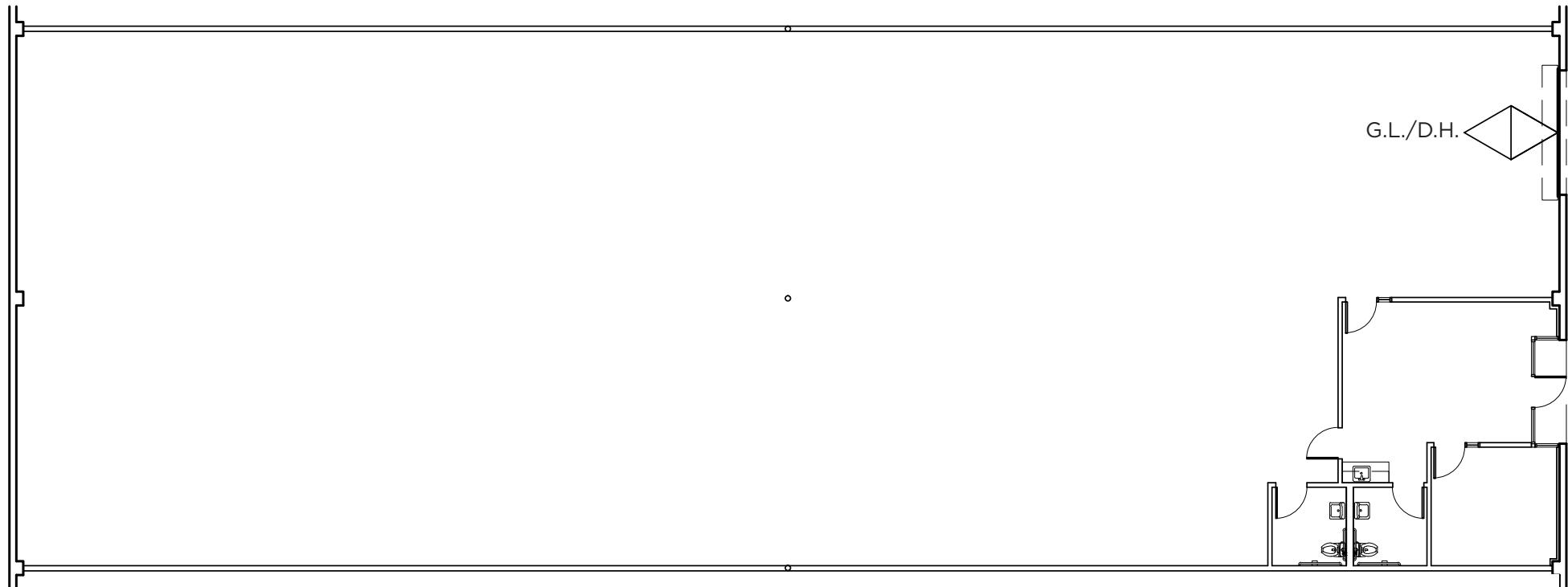
# Photos

13073 Bradley Avenue



# Floor Plan

13073 Bradley Avenue



**WAREHOUSE**

7,225 SF

**OFFICE**

588 SF

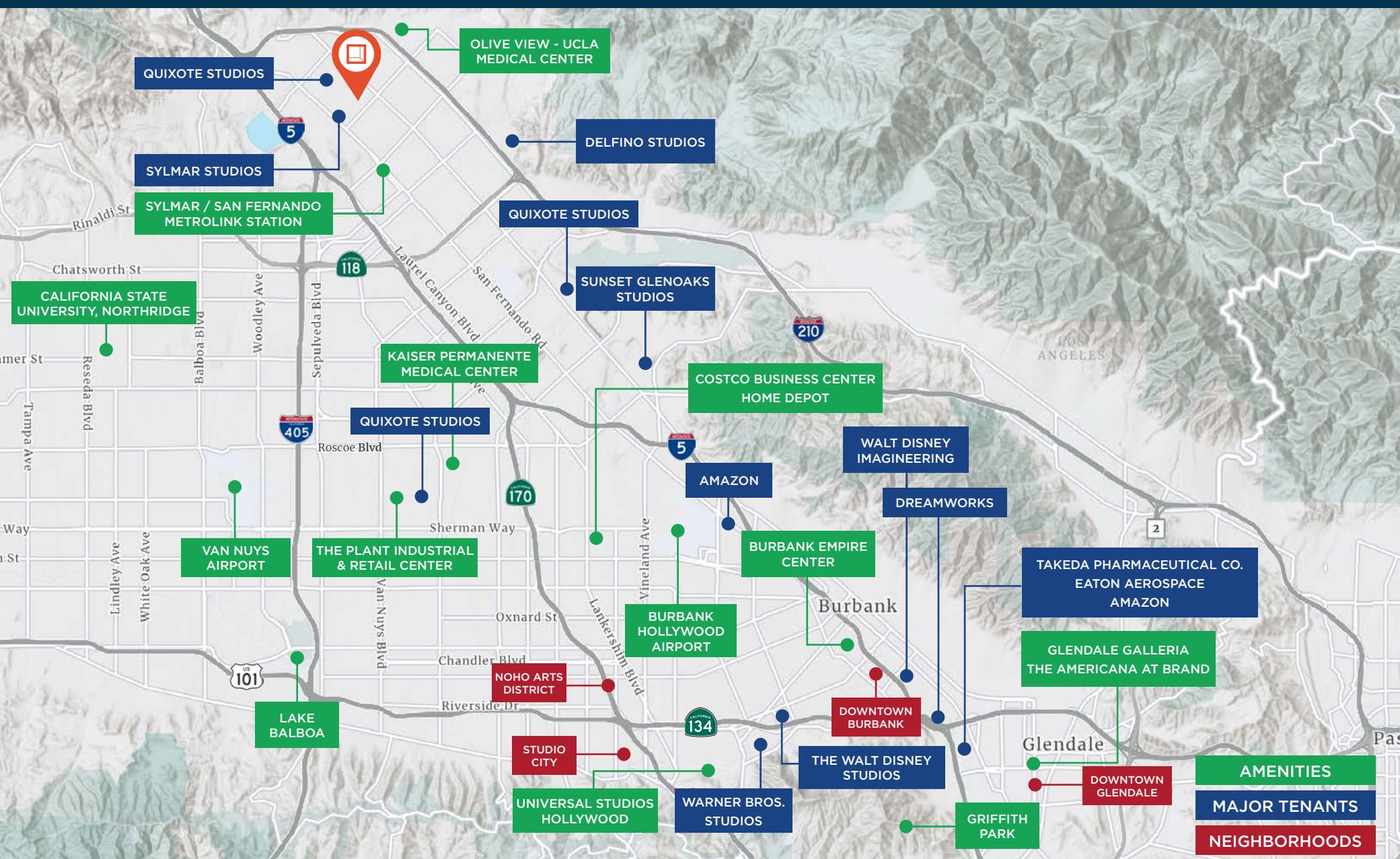
**TOTAL**

7,813 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.

# Property Location

13073 Bradley Avenue



**9.8 Miles**  
To Van Nuys Airport

**12.9 Miles**  
To Burbank Hollywood Airport

**I-5, I-210, SR-118, I-405**  
Immediate Access & Close Proximity



**Rexford  
Industrial**

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