



Colliers

For Lease

12740 San Fernando Rd  
Sylmar, CA 91342

25,600 SF Industrial Building

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



Oversized  
Fenced Yard



Renovated Building  
with New Offices



3.37:1 Parking Ratio  
Possible



Proximate to 5, 210, 118  
& 405 Freeways



Heavy Power!  
1600A, 480V



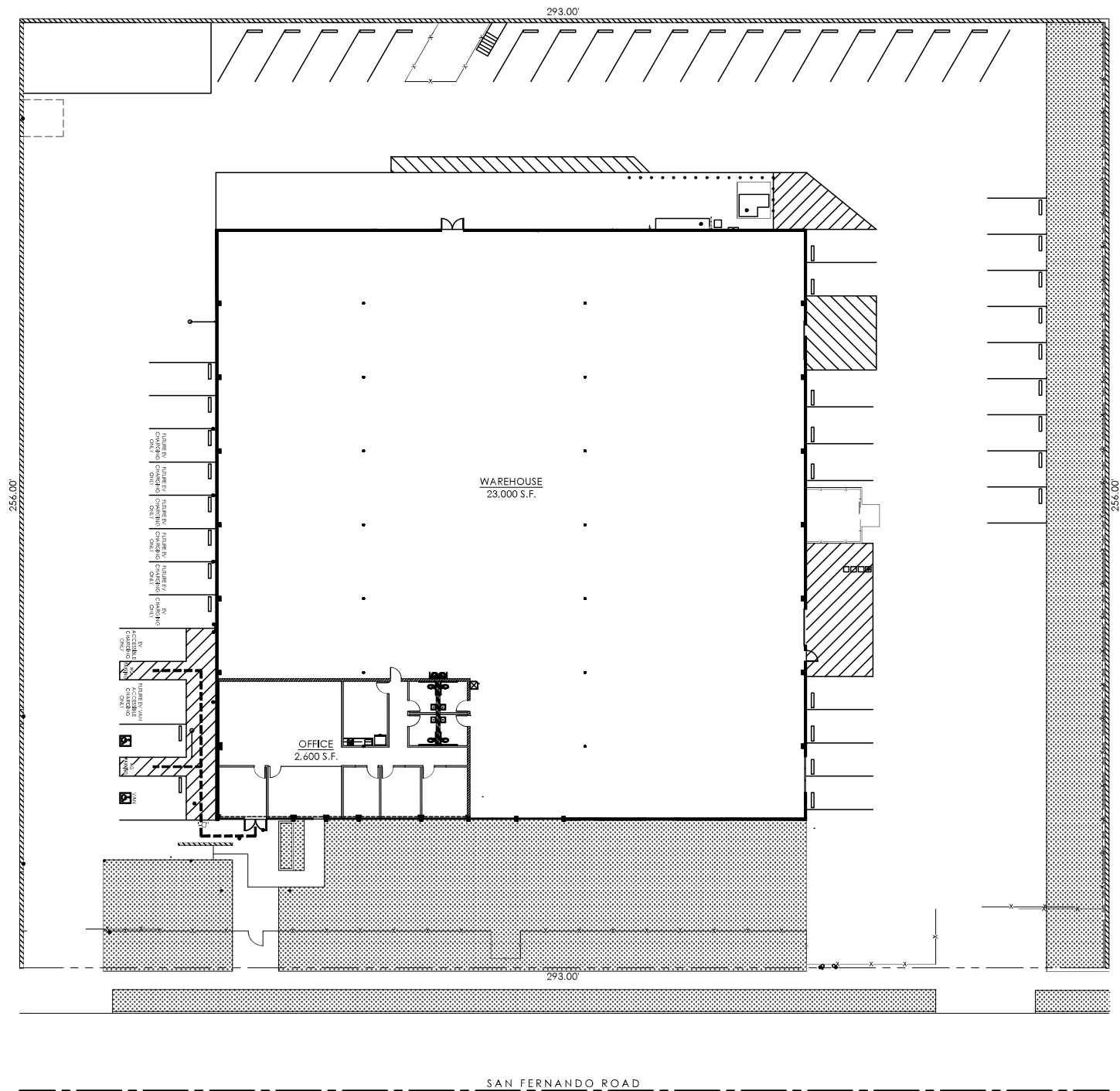
Low NNNs!

|                        |                                          |
|------------------------|------------------------------------------|
| Available SF           | 25,600                                   |
| Monthly Rent           | <b>\$33,024</b> \$35,328                 |
| Lease Rate/SF          | <b>\$1.29</b> \$1.38 NNN / Op.Ex. \$0.11 |
| Lot Size               | 1.72 AC / 75,008 SF                      |
| Clear Height           | 13'                                      |
| GL Doors               | 2                                        |
| Power                  | 1600A, 480V, 3Ph, 4W                     |
| Parking Spaces / Ratio | 85 / 3.37:1                              |
| Office SF              | 2,556                                    |
| Restrooms              | 4                                        |
| Sprinklered            | Yes                                      |
| Yard                   | Fenced / Paved                           |
| Zoning                 | LAM2                                     |
| Possession             | 2/1/25                                   |
| To Show                | Call Agent                               |



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

# Site Plan



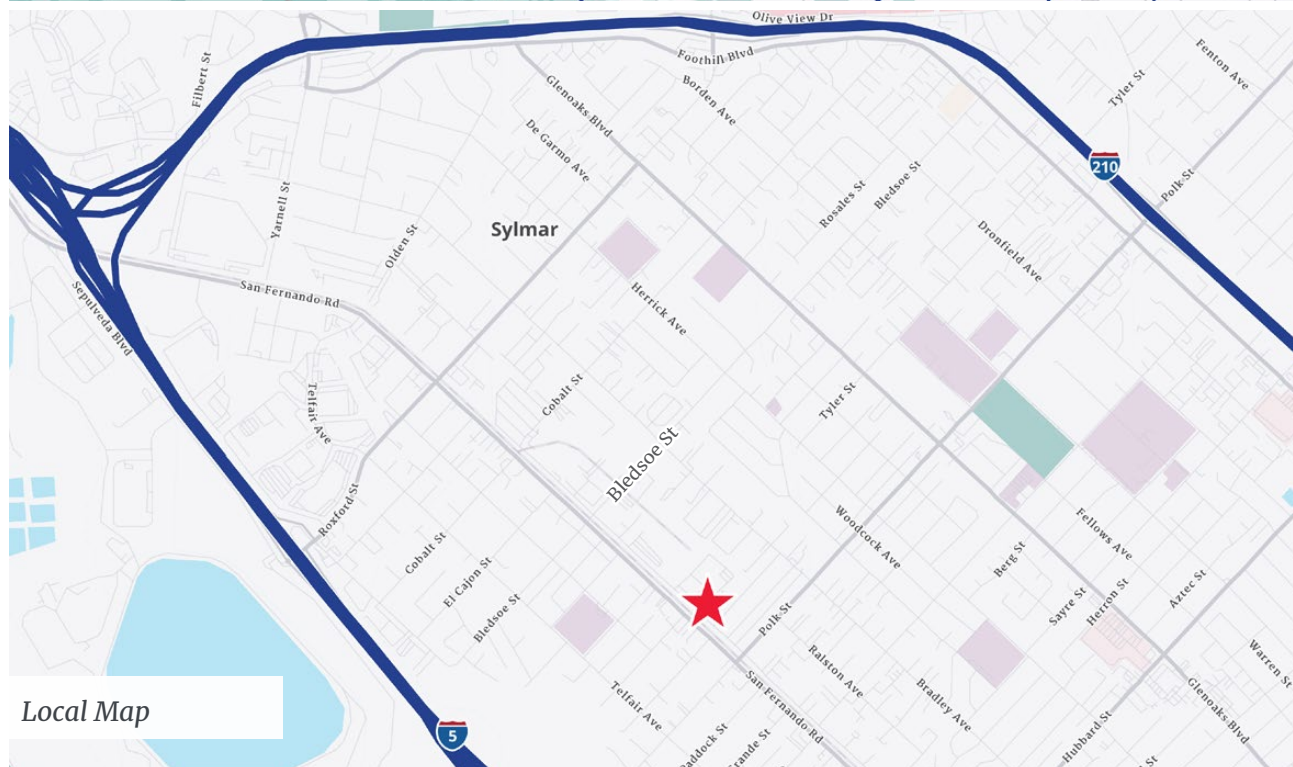
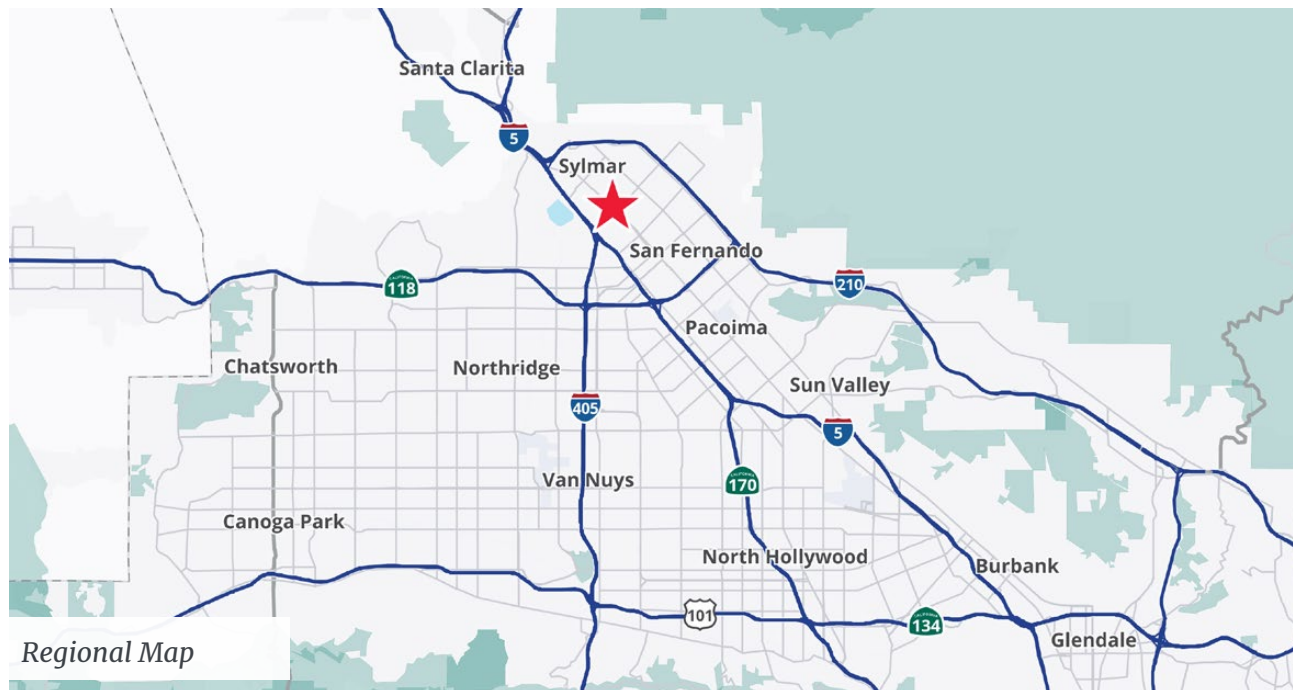
# Exterior Photos



# Interior Photos



# Location Maps



# Freeway Access Map





Accelerating success.

#### Contact Info

**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

**Colliers**

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

[www.colliers.com](http://www.colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

