

# 5,400 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



## 13227 SAN FERNANDO ROAD, SYLMAR, CA 91342

**PATRICK REDDY**

Principal

818.933.0348

[preddy@lee-re.com](mailto:preddy@lee-re.com)

DRE# 01901872

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# THE PROPERTY

13227 SAN FERNANDO ROAD,  
SYLMAR, CA 91342



## ABOUT THE PROPERTY

- ✓ Excellent Street Visibility
- ✓ LED Lighting
- ✓ Excellent Access to I5 & 210 Freeways
- ✓ Clean Clear Span
- ✓ Paved & Fenced Yard

## PROPERTY DETAILS



**5,400**  
Square Footage



**\$1.46 PSF**  
Lease Rate/SF



**M1-1**  
Zoning



**13' — 15'**  
Clear Height



**400A | 220V** <sup>3 PHASE</sup>  
Power <sub>4 WIRE</sub>



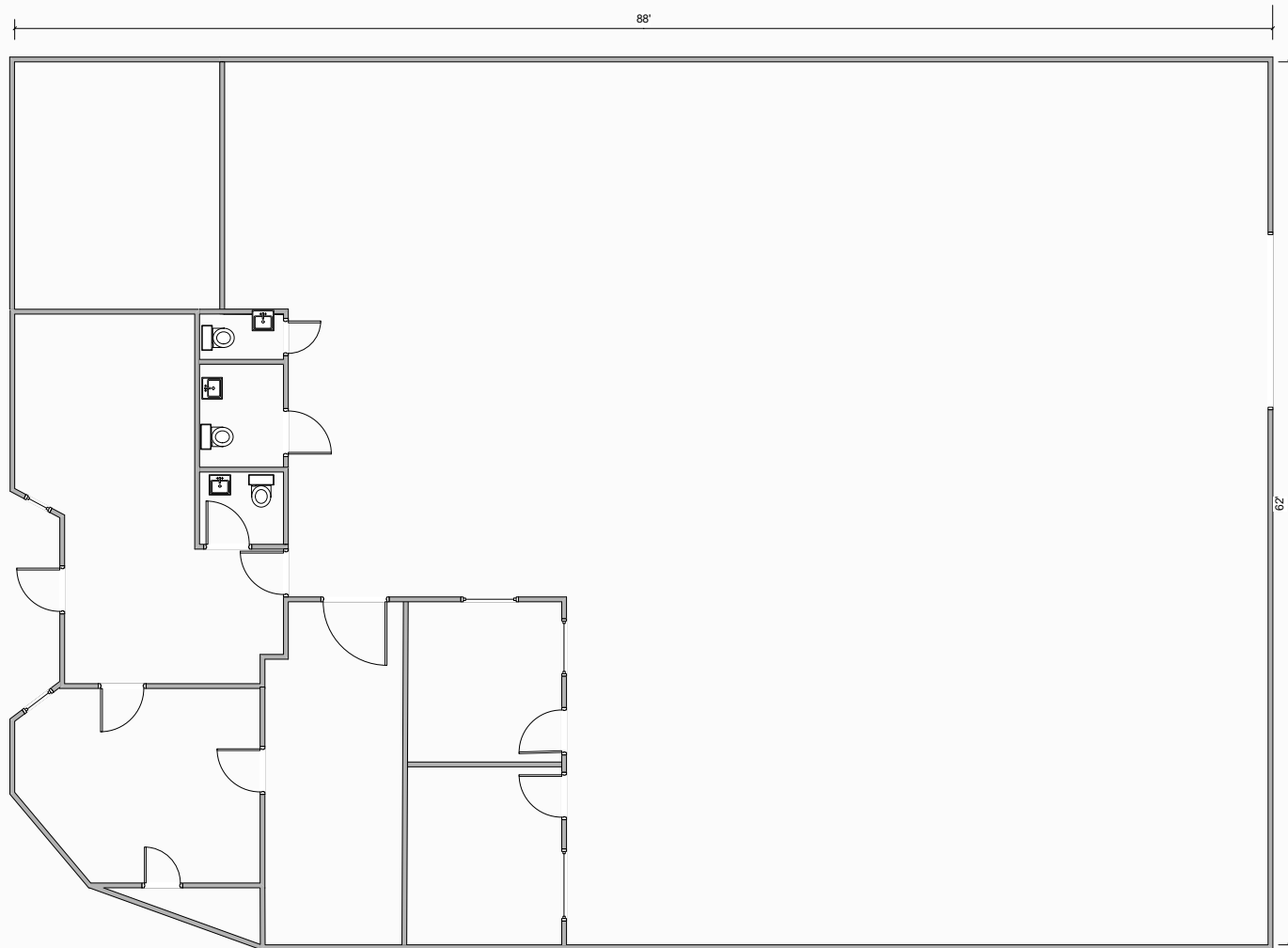
# PROPERTY PHOTOS

13227 SAN FERNANDO ROAD,  
SYLMAR, CA 91342



# SITE PLAN

13227 SAN FERNANDO ROAD,  
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# AMENITIES

13227 SAN FERNANDO ROAD,  
SYLMAR, CA 91342







13227 SAN FERNANDO RD  
SYLMAR, CALIFORNIA

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