

FOR SALE



**12581 BRANFORD ST, PACOIMA, CA 91331**  
**APPROX 4,000 SF NEW WAREHOUSE BUILDING**  
**WITH 16 FOOT CEILING AND 20 FOOT ROOF**



**OFFERING MEMORANDUM**  
**GREAT LOCATION AND STREET WITH CLOSE FREEWAY ACCESS.**

12581 BRANFORD ST,  
PACOIMA, CA 91331

## PROPERTY HIGHLIGHTS

- Approx 4,000 SF NEW warehouse building with 16 foot ceiling and 20 foot roof
- M1 Zoning
- Property Type: Industrial
- Property Subtype: Manufacturing
- Building Class: C
- Year Built: 2025
- 2 Large Drive In / Grade-Level Doors
- 600 Amp / 3 Phase Power
- Approx. 6,300 sf lot.
- Gated with fenced lot
- Great location and street with close freeway access.
- Adjacent Lot - 0 Branford Street - property (6,300 sf lot) is also available for sale.

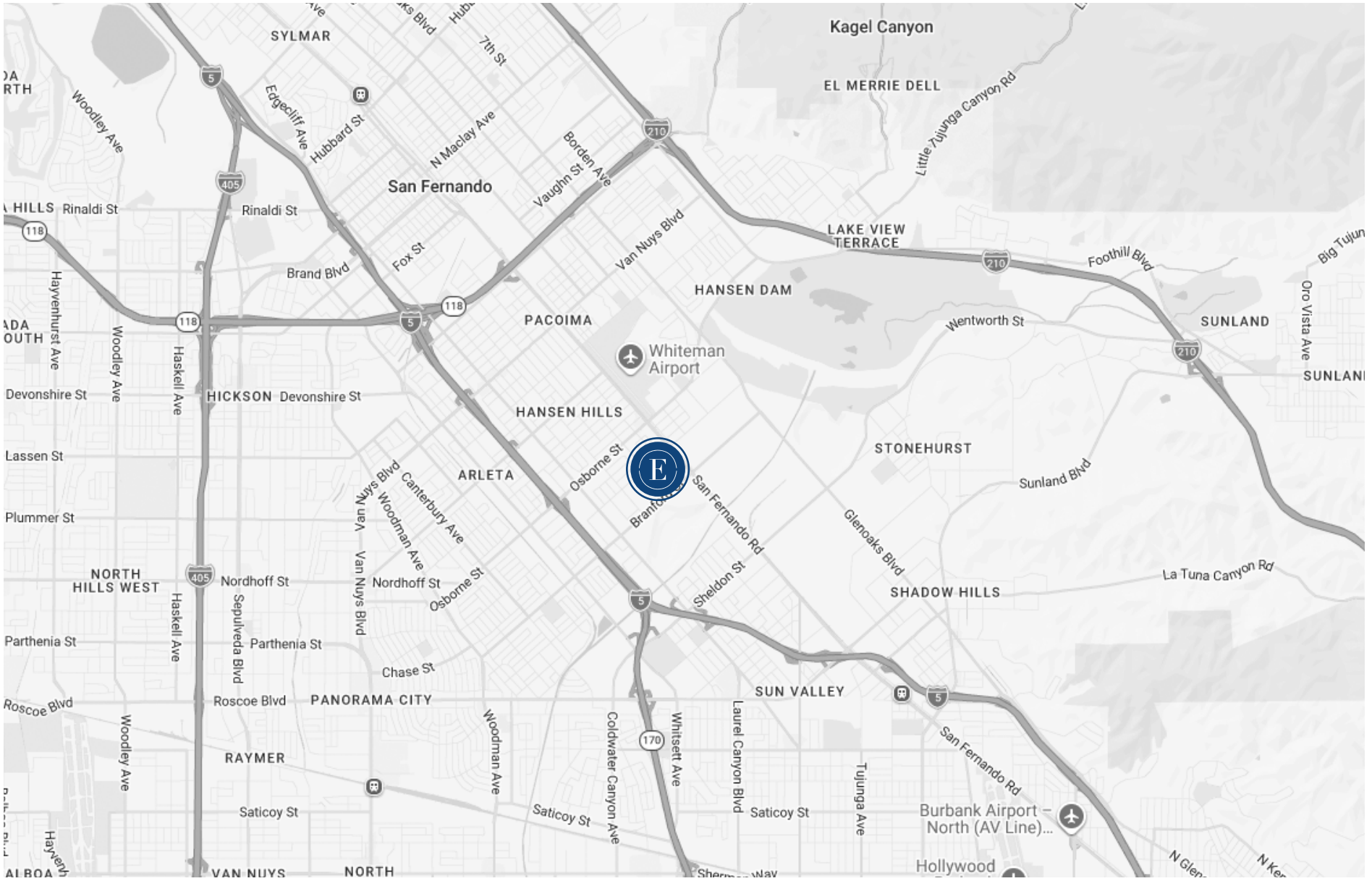


# 12581 BRANFORD ST - PROPERTY PHOTOS





# 12581 BRANFORD ST - LOCATION MAP





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