



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



**33,908 SF AVAILABLE FOR LEASE**

**STATE-OF-THE-ART INDUSTRIAL UNIT**  
15148 Bledsoe St, Unit A | Sylmar, CA





## Property Highlights

- Rexford Industrial Center - Sylmar
- Great Location in High Image Corporate Neighborhood
- 30,412 SF Warehouse
- 3,496 SF Office
- Lease Rate: \$1.39 NNN / Op.Ex. \$0.22 PSF
- Clear Height: 15'-18'
- 4 Dock High Doors, 3 Ground Level Doors
- 33 Parking Spaces / 1.00:1 Ratio
- Power: 1000A, 480V, 3Ph, 4W
- Sprinklered
- 4 Restrooms
- Excellent Access to the 5, 118, 405, 210, and 14 Freeways



**TOTAL**  
33,908 SF

**WAREHOUSE**  
30,412 SF

**MEZZANINE OFFICE**  
3,496 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

15148 Bledsoe St, Unit A



**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**

## Leasing Contacts

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