

Available SF 48,440 SF

Industrial For Lease - Hold

Building Size 200,632 SF



**Property Name:** Cascades Business Park  
**Address:** 13949 Balboa Blvd, Sylmar, CA 91342  
**Cross Streets:** Foothill Blvd/Balboa Blvd

State-of-the-Art Distribution Facility  
 Rare 28' Minimum Clear/ESFR Sprinkler System  
 Immediate Access to 5, 405, 118, 210, & 14 Fwys  
 Efficiently Planned Office Layout w/ Premium Finishes

<b>Lease Rate/Mo:</b>	\$81,864	<b>Sprinklered:</b>	ESFR	<b>Office SF / #:</b>	3,128 SF / 5
<b>Lease Rate/SF:</b>	\$1.69	<b>Clear Height:</b>	28'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	NNN / Op. Ex: \$0.36	<b>GL Doors/Dim:</b>	0	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	48,440 SF	<b>DH Doors/Dim:</b>	8	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	48,440 SF	<b>A: 600 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 2001	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 86 / Ratio: 1.8:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	East SFV
<b>Zoning:</b>	M1			<b>APN#:</b>	2603025028

**Listing Company:** CBRE  
**Agents:** [Michael Bogle 818-907-4746](tel:818-907-4746), [Craig Peters 818-907-4616](tel:818-907-4616)  
**Listing #:** 41183860 **Listing Date:** 10/02/2024 **FTCF:** CB300Y175S000/OAA  
**Notes:** Call brokers for commission information. Broker/tenant to independently verify all information on this brochure. Owner/broker do not warrant its accuracy. Immediate possession subject to lessor terminating existing lease.

