

12224 MONTAGUE STREET

±113,500 SF Fully Renovated Industrial Building

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**FOR
LEASE**

**UNDER NEW
OWNERSHIP**

PROPERTY OVERVIEW

Fully Refreshed Industrial Building Ready for Modern Operations

Extensive capital improvements now complete:

- » New roof
- » New scrim
- » Polished & sealed warehouse flooring
- » Renovated office space
- » Fresh interior & exterior paint
- » Yard reslurry/repaving & restriping
- » Updated landscaping
- » New LED lighting system
- » New dock high & ground level loading doors
- » New load levelers

Operational advantages:

- » Freestanding, fully fenced & gated
- » Move-in-ready for distribution or manufacturing
- » Large truck court for loading & auto/truck parking

Prime location:

- » Central Northeast Valley with quick access to I-5, I-210 & CA-118

Total Size	±113,500 SF (Divisible to 54K SF & 59K SF)
Office	±7,200 SF
Lot Size	4.96 AC / 216,241 SF
Dock High Doors	Twelve (12) 10' x 10'
Grade Level Doors	Three (3) 12' x 14'
Power	2,500 Amps, 277/480V, 3Ph, 4W (Confirmed Expansion Capability)
Sprinklers	Yes .33/3,000
Parking	166 1.5:1 (Additional Parking Possible)
Truck Court Length	125'
Clear Height	24'-26' (Main Warehouse) 30' (Metal Building)
Yard	Fully fenced, gated and paved
Zoning	M2
APN	2537-018-028
Year Built	1979 Renovated in 2026
Lease Rate	\$1.69 PSF NNN

EXTERIOR RENOVATIONS NOW COMPLETE

New roof just installed

Brand new dock high doors,
load levelers, and ground
level doors

Fresh exterior paint

Freshly repaved and
restriped yard

MONTAGUE STREET

New drought tolerant
landscaping

Significant signage
opportunities

Fully fenced and
secure yard

FULLY REFRESHED INTERIOR



SITE PLAN

12224 Montague Street
Pacoima, CA



125' truck court with ample yard and parking



Freshly repaved and restriped yard



New drought-resistant xeriscape landscaping just installed



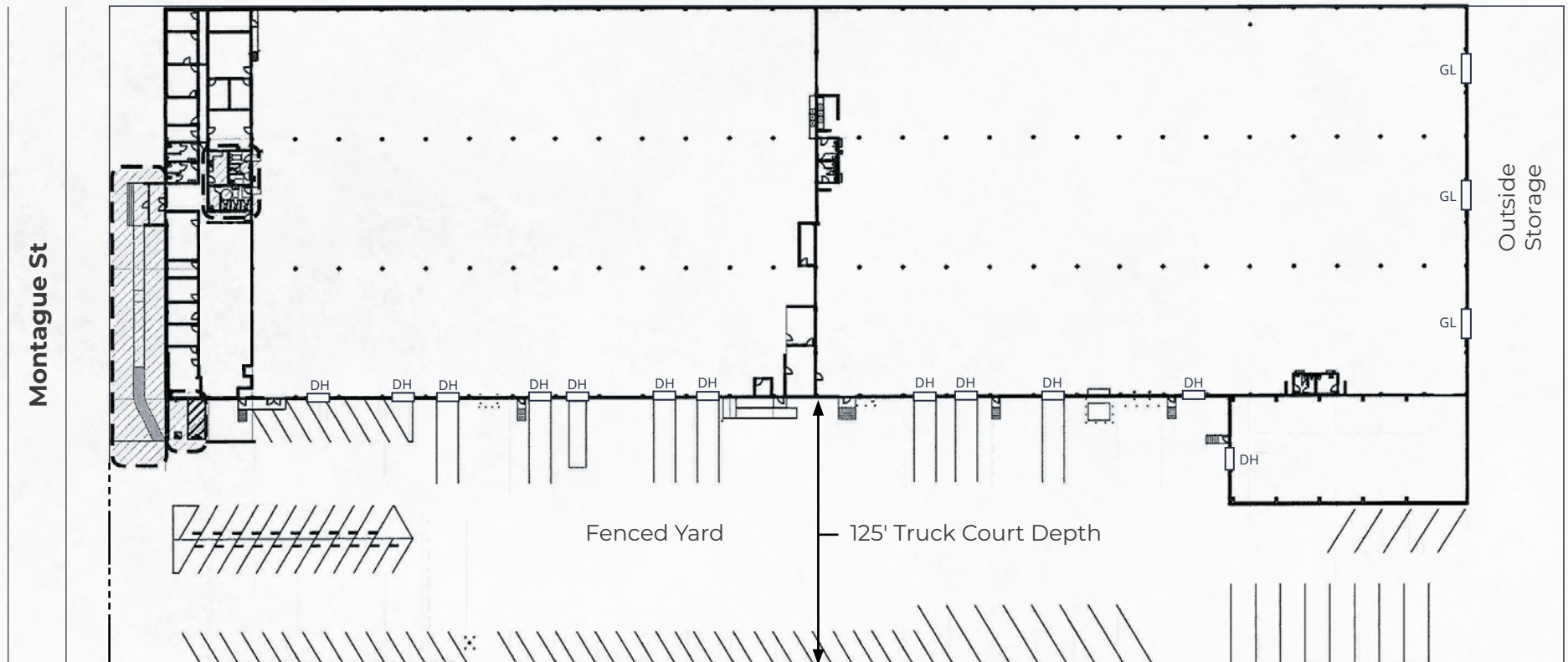
24'-30' warehouse clear heights



12 Dock High and 3 Ground Level loading positions

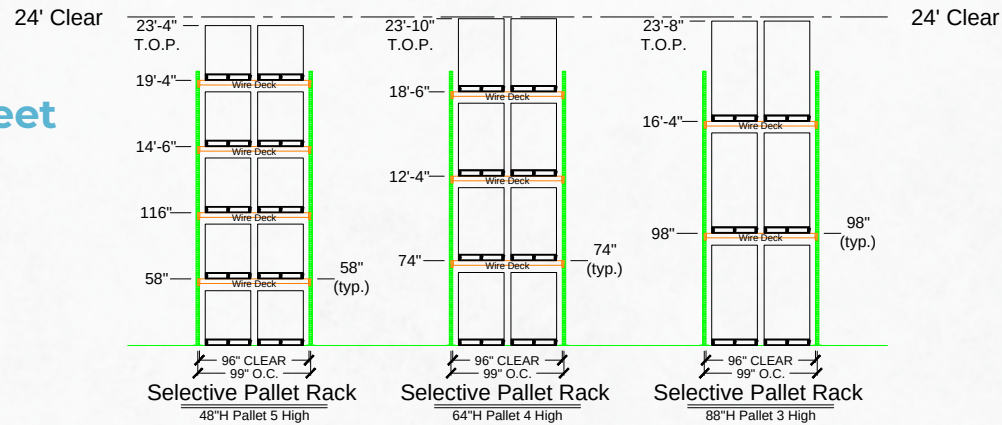


Heavy power for industrial users



RACKING PLAN

12224 Montague Street
Pacoima, CA



24' Clear Height

113,500 SF

843 Bays

Pallet Height

Pallet Positions

48"

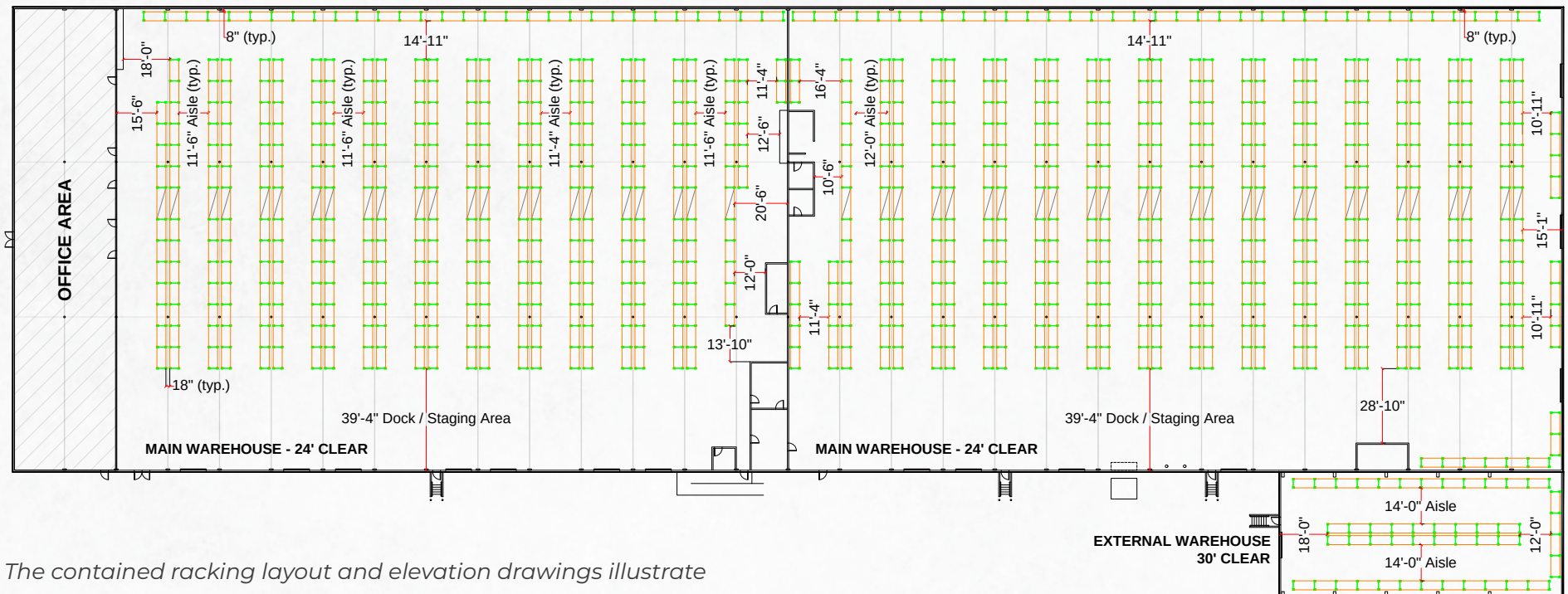
8,322

64"

6,586

88"

4,908



The contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only.

ACCESS TO MAJOR THOROUGHFARES

12224 Montague Street
Pacoima, CA



I-5
0.8 Miles



I-210
1.6 Miles



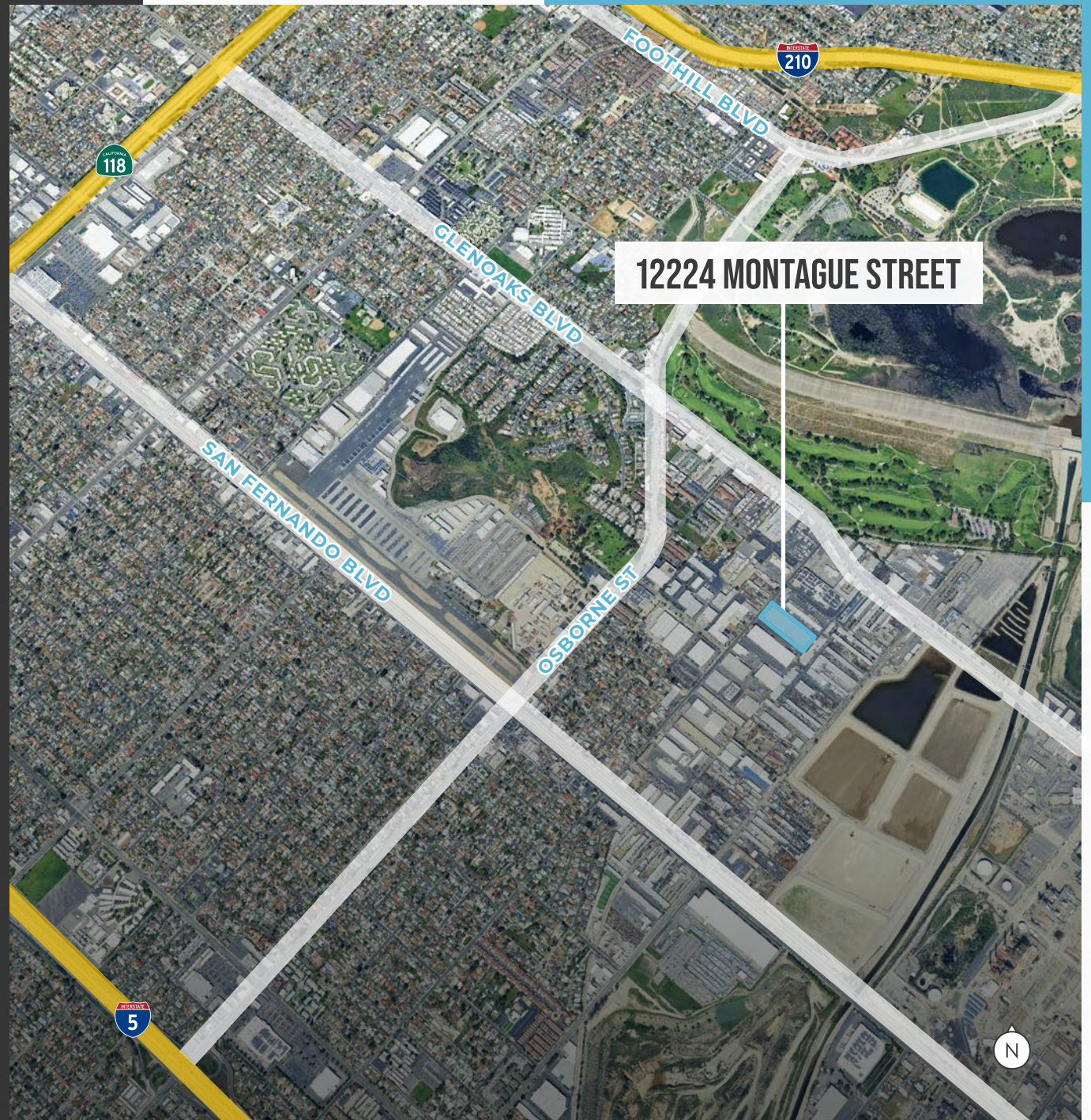
CA-118
1.1 Miles



CA-170/101
2.2 Miles



I-405
5.2 Miles



CORPORATE NEIGHBORS



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For more information, contact:

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