

# 12224 MONTAGUE STREET

±113,500 SF Renovated Industrial Building

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FOR  
LEASE

UNDER NEW  
OWNERSHIP

*Images have been edited to illustrate planned capital improvements. Actual results may vary.*

# PROPERTY OVERVIEW

## Fully Refreshed Industrial Building Ready for Modern Operations

### Extensive capital improvements coming soon:

- » 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

### 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 location with quick access to I-5, I-210 & CA-118

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

# SITE PLAN

12224 Montague Street  
Pacoima, CA



125' truck court with ample yard and parking



24'-30' warehouse clear heights



Yard repaving and restriping underway



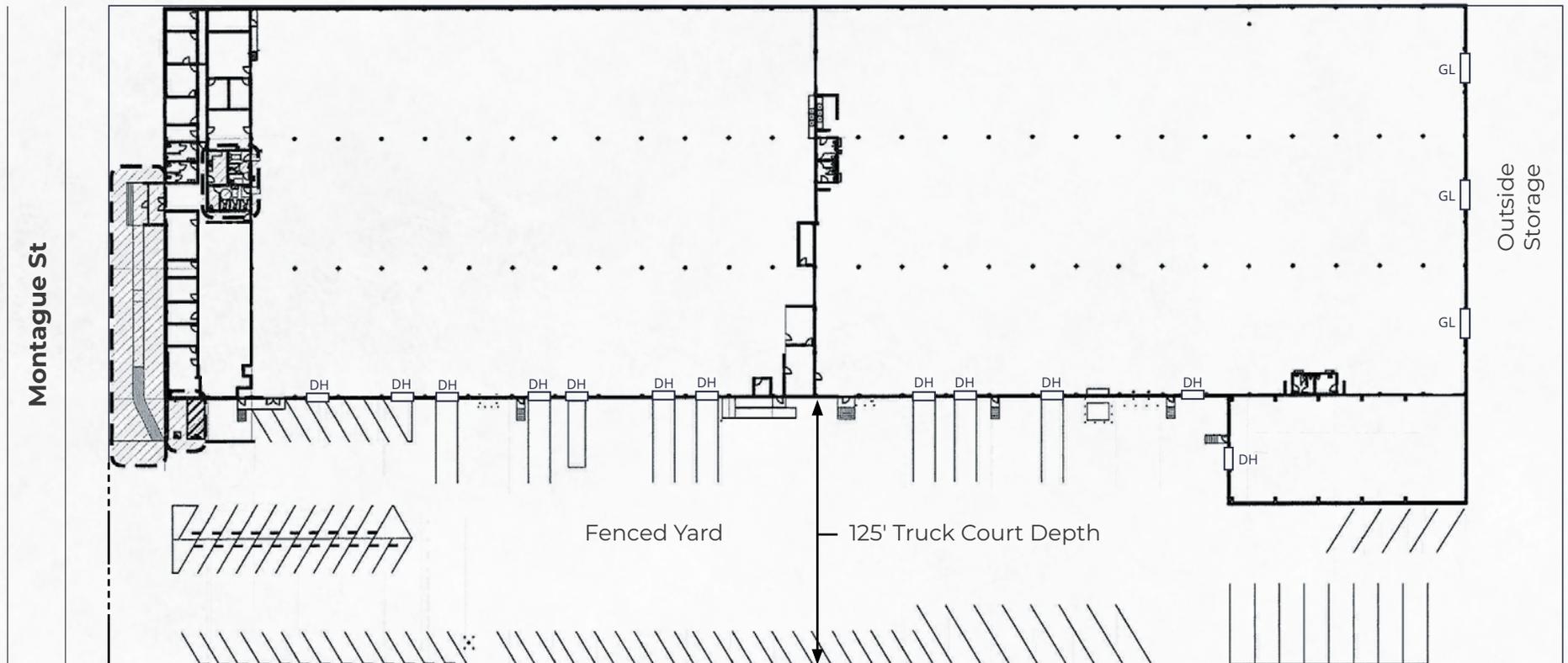
12 Dock High and 3 Ground Level loading positions



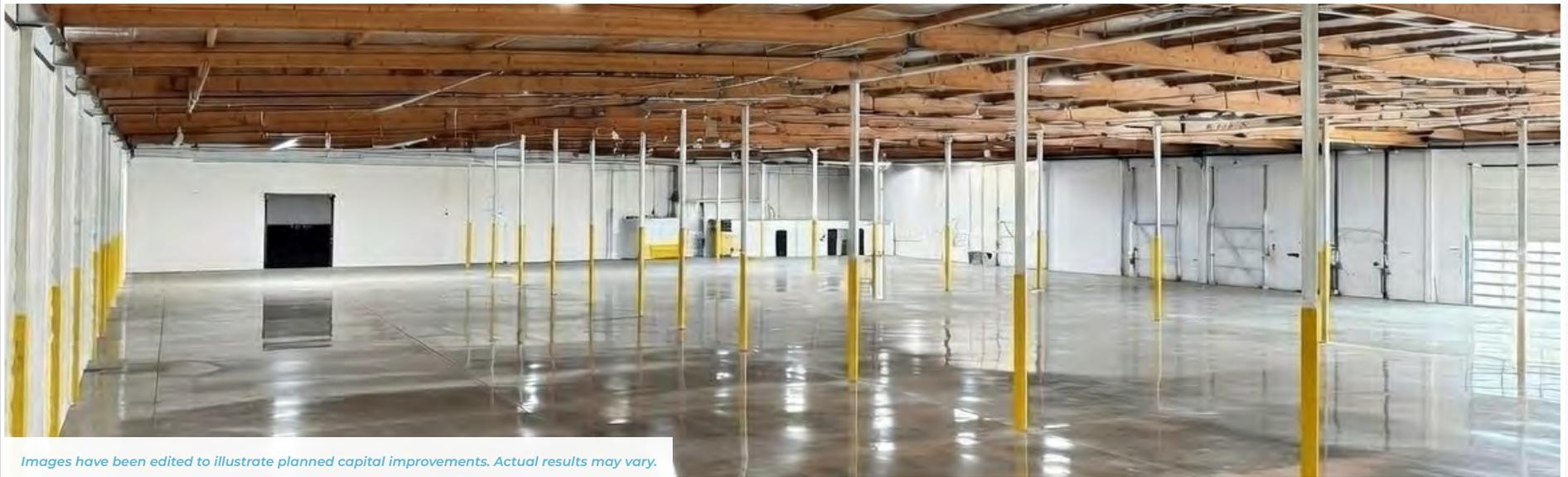
New drought-resistant xeriscape landscaping currently being installed



Heavy power for industrial users



# INTERIOR AND EXTERIOR IMAGES

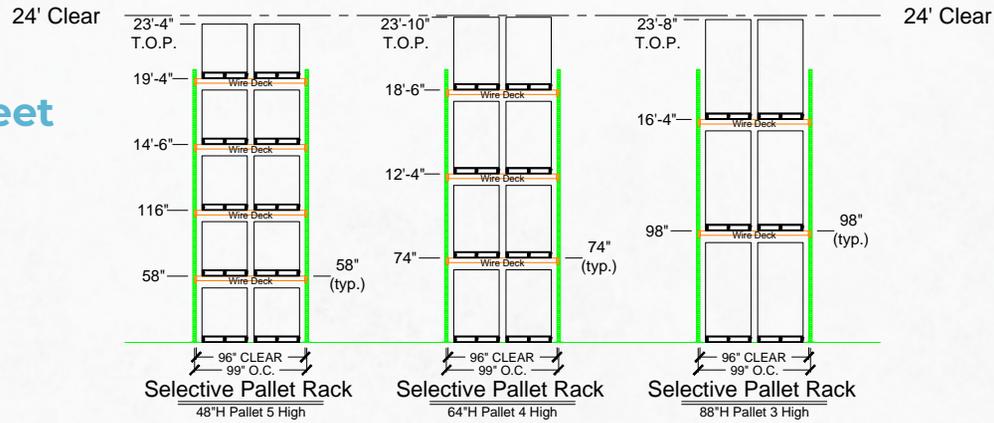


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# RACKING PLAN

12224 Montague Street  
Pacoima, CA



24' Clear Height

113,500 SF

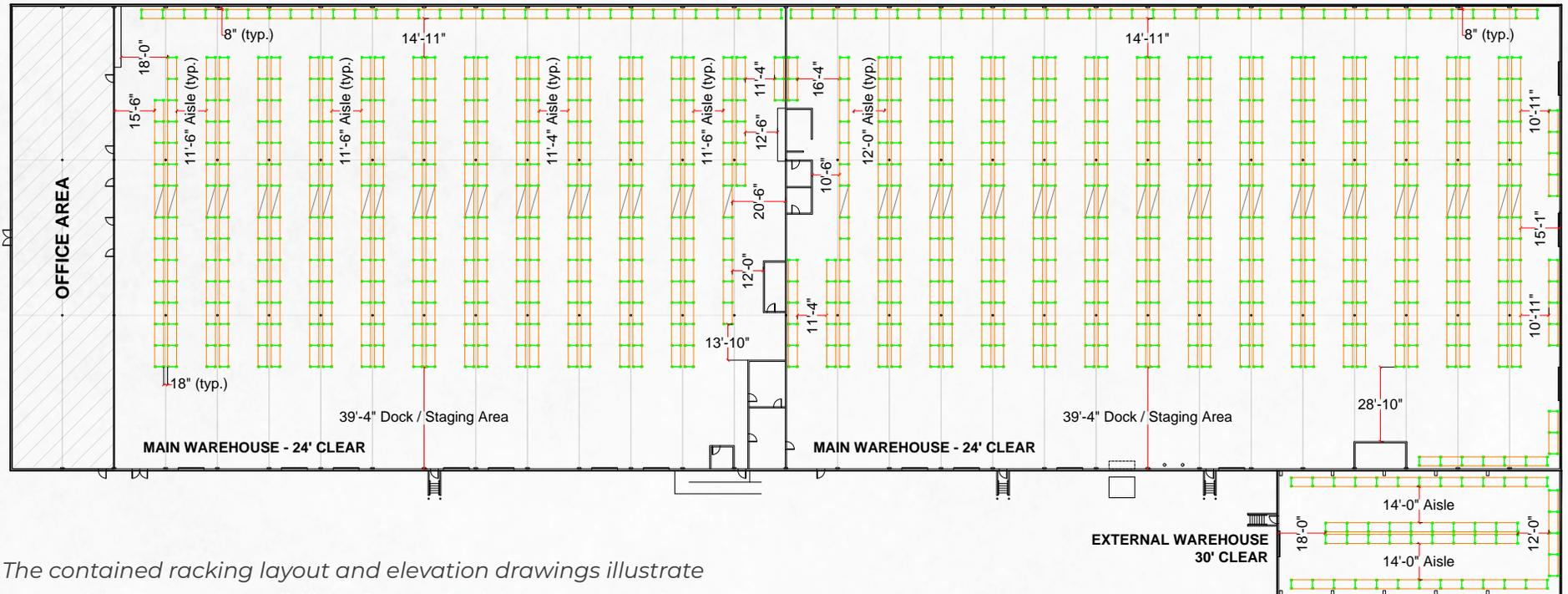
843 Bays

Pallet Height	Pallet Positions
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48"	8,322
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64"	6,586
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88"	4,908
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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



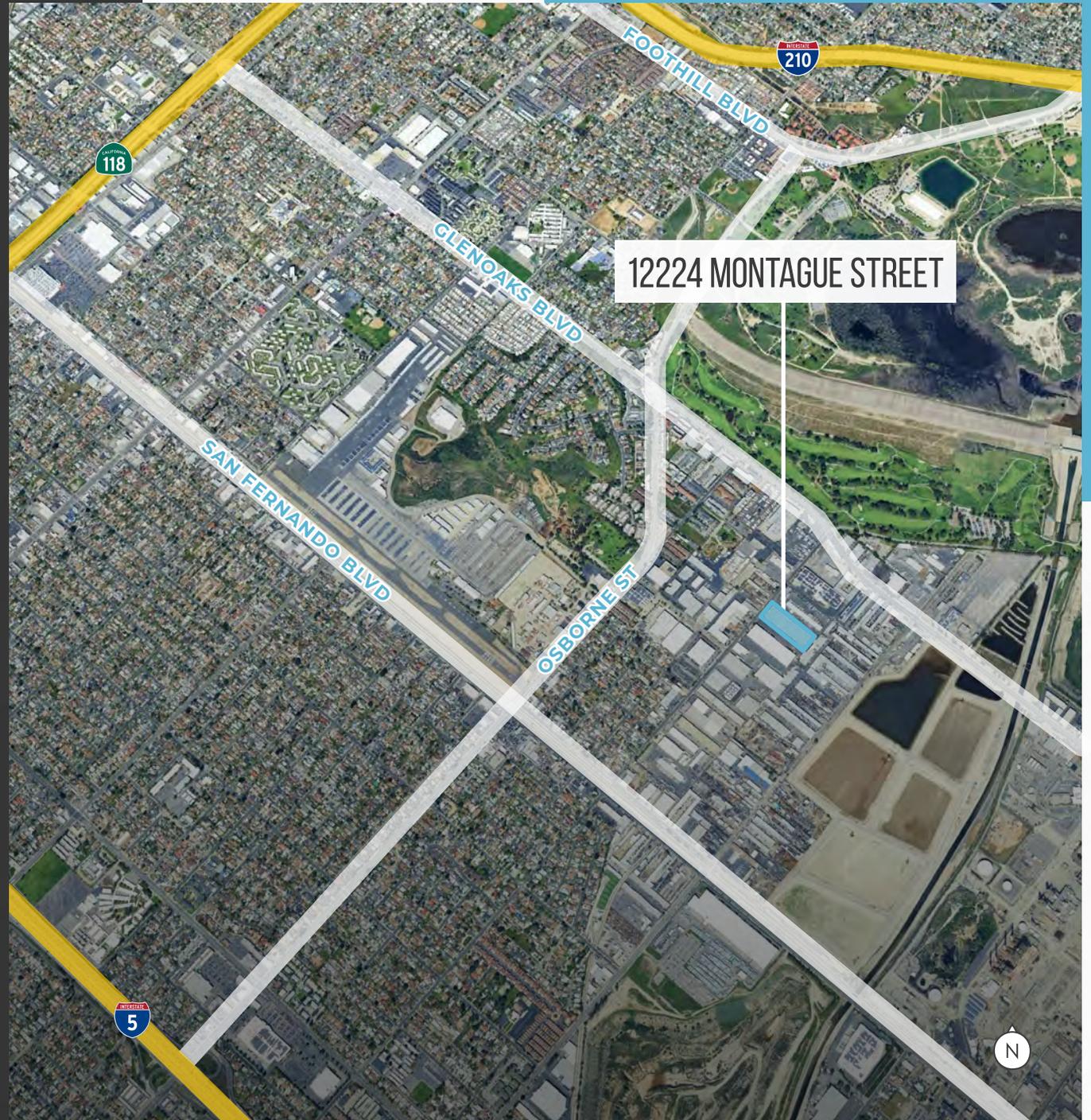
**CA-118**  
1.1 Miles



**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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