

12432 FOOTHILL BLVD | SYLMAR, CA

ASKING PRICE: SUBMIT OFFER

TENANCY: Owner/User (Leaseback may be considered)

WAREHOUSE SF: 37,498 SF +/- (Warehouse A&B)

OFFICE SF: 10,000 SF +/-

Total: 47,498 SF+/-

LOT SIZE: 80,020 SF+/-

PARKING: Approximately 54 Spaces (Surface) + 2 ADA

YEAR BUILT: 1987

CONSTRUCTION: Concrete Tilt-Up

ZONING: MR1P1

HVAC: Packaged heat pumps and mini split ductless unit

WATER PIPING: Copper

ELECTRICAL WIRING: Copper

PROPERTY HIGHLIGHTS

- Plentiful Onsite Parking
- Soaring High 24' Ceilings
- Open Floor Plans
- 5 Dock High Loading Bays, 2 Drive In Bays
- Turnkey Office Space

THE AREA

- Adjacent To The 210 and 118 Freeways
- 7 Minutes to Whiteman Airport, 8 Minutes to Hansen Golf Course and Hansen Dam
- Convenient to Numerous Restaurants, Retail, and Other Amenities

*All sizes, information, and dimensions contained herein must be verified by buyer/tenant and subject to terms and conditions.



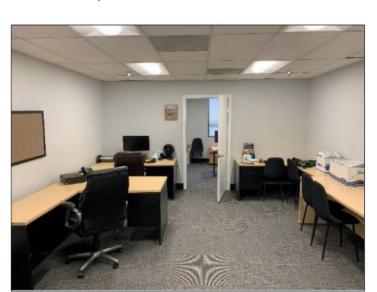






OFF S

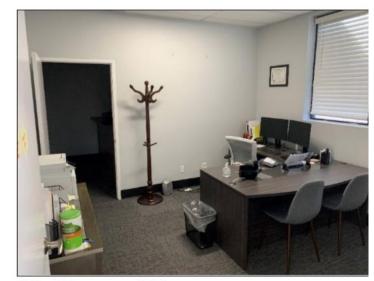
103. Office space of BRI



105. Office space of BRI



104. Office space of BRI



106. Office space of BRI



107. Conference room of BRI



108. Conference room of BRI

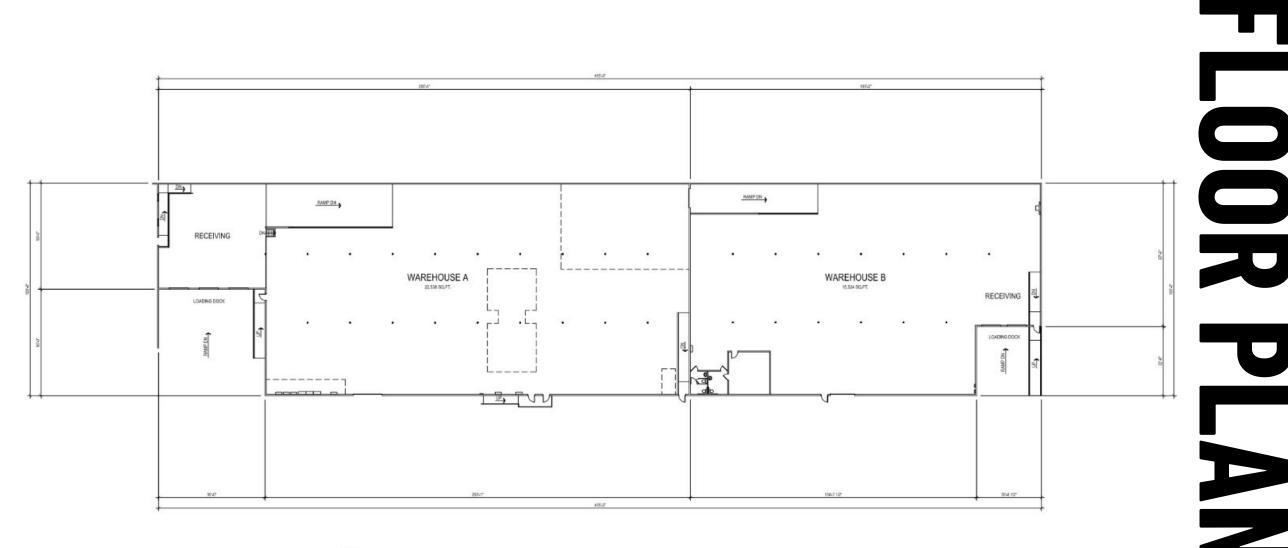
OFFICES



109. Employee break room of BRI



110. Typical restroom of BRI



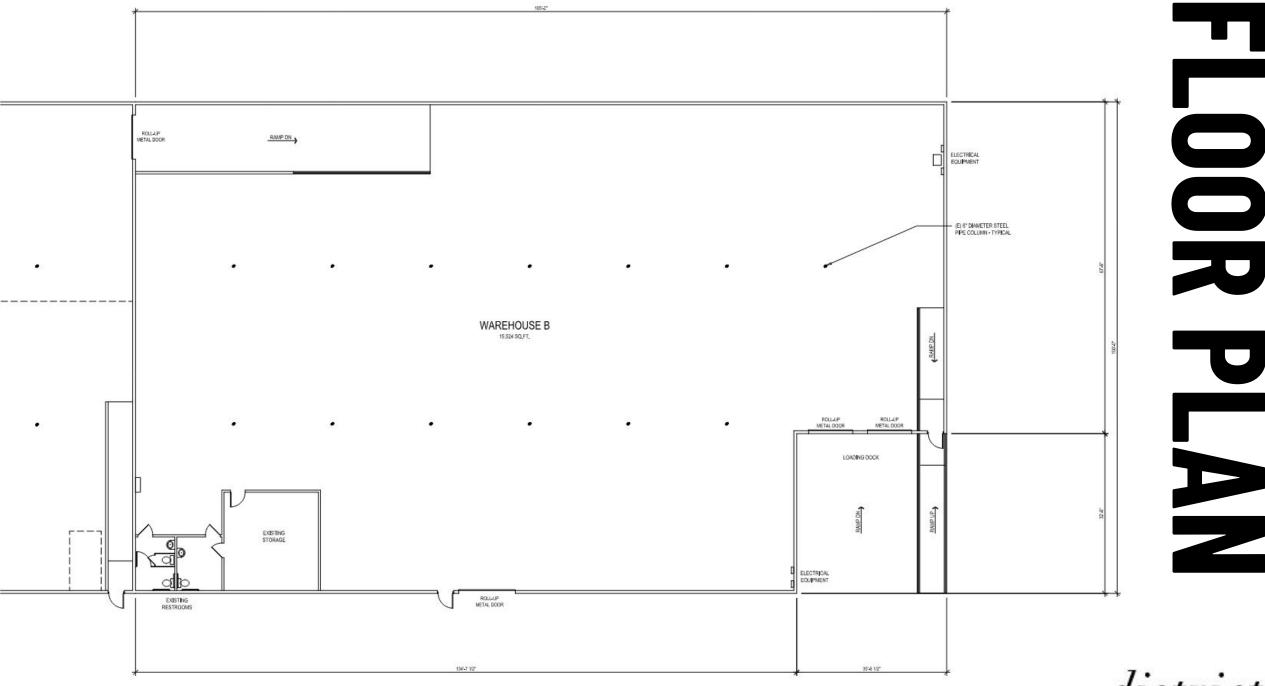


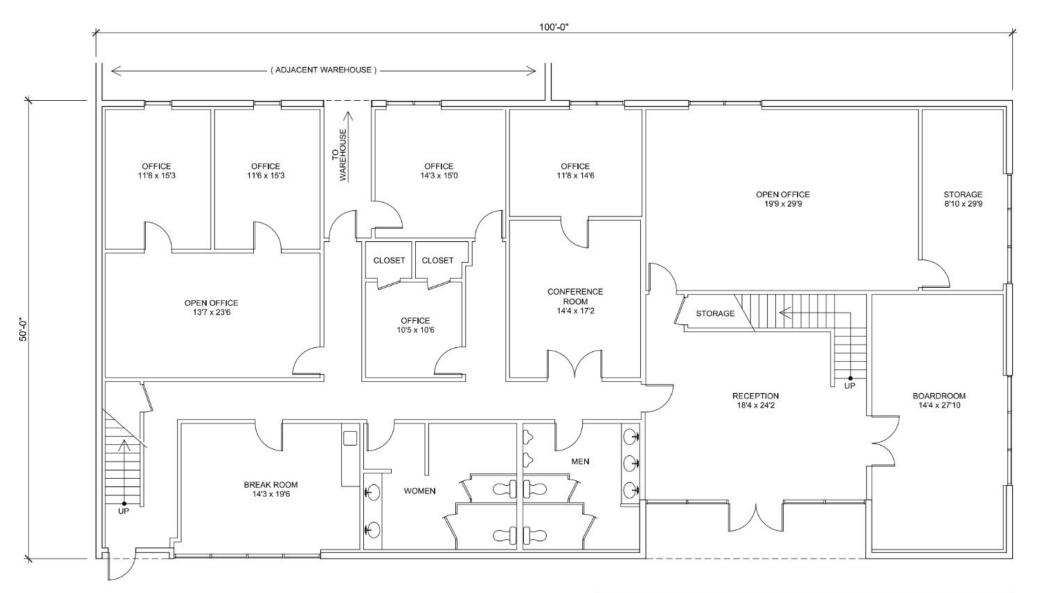


NO. RAMP DN RAMP DN DN WAREHOUSE WAREHOUSE A 22.538 SQ.FT. LOADING DOCK CHAINLINK PENCE ENCLOSURE









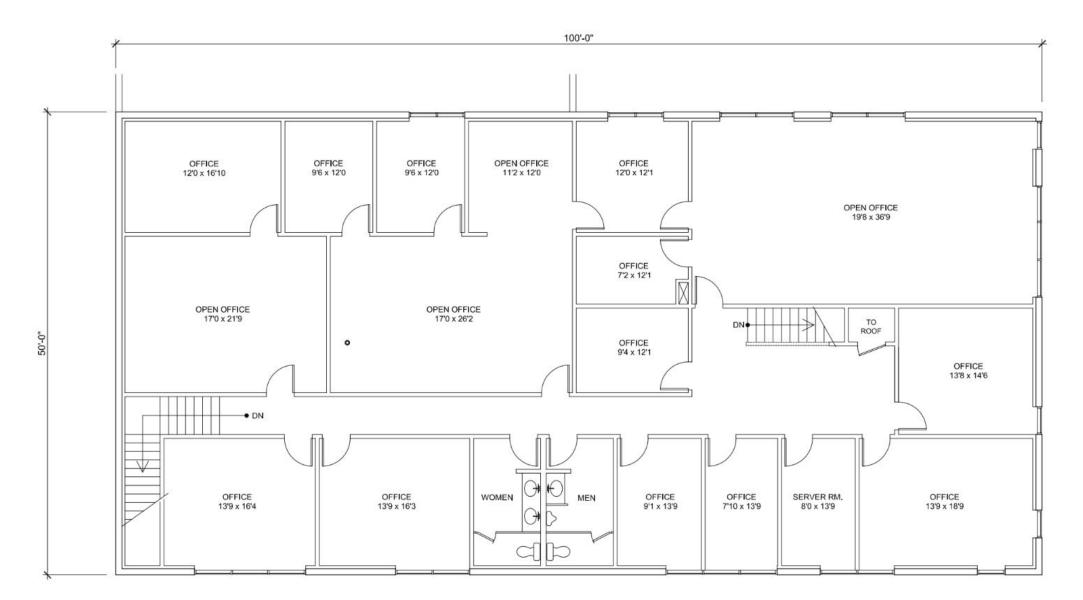
LOOR

1ST FLOOR



DATE: SCALE: 12432 FOOTHILL BLVD. 09-11-2019 1/8" = 1'-0" 1ST FLOOR CONTACT: SYLMAR, CA 91343 Rick Sonnenleiter / Javier Tuma SHEET TITLE: 5000 SQ. FT. **AS-BUILT PLAN** EACH FLOOR SHEET NUMBER: **AB-1.1** -(INDICATED ROOM SIZES ARE APPROXIMATE)





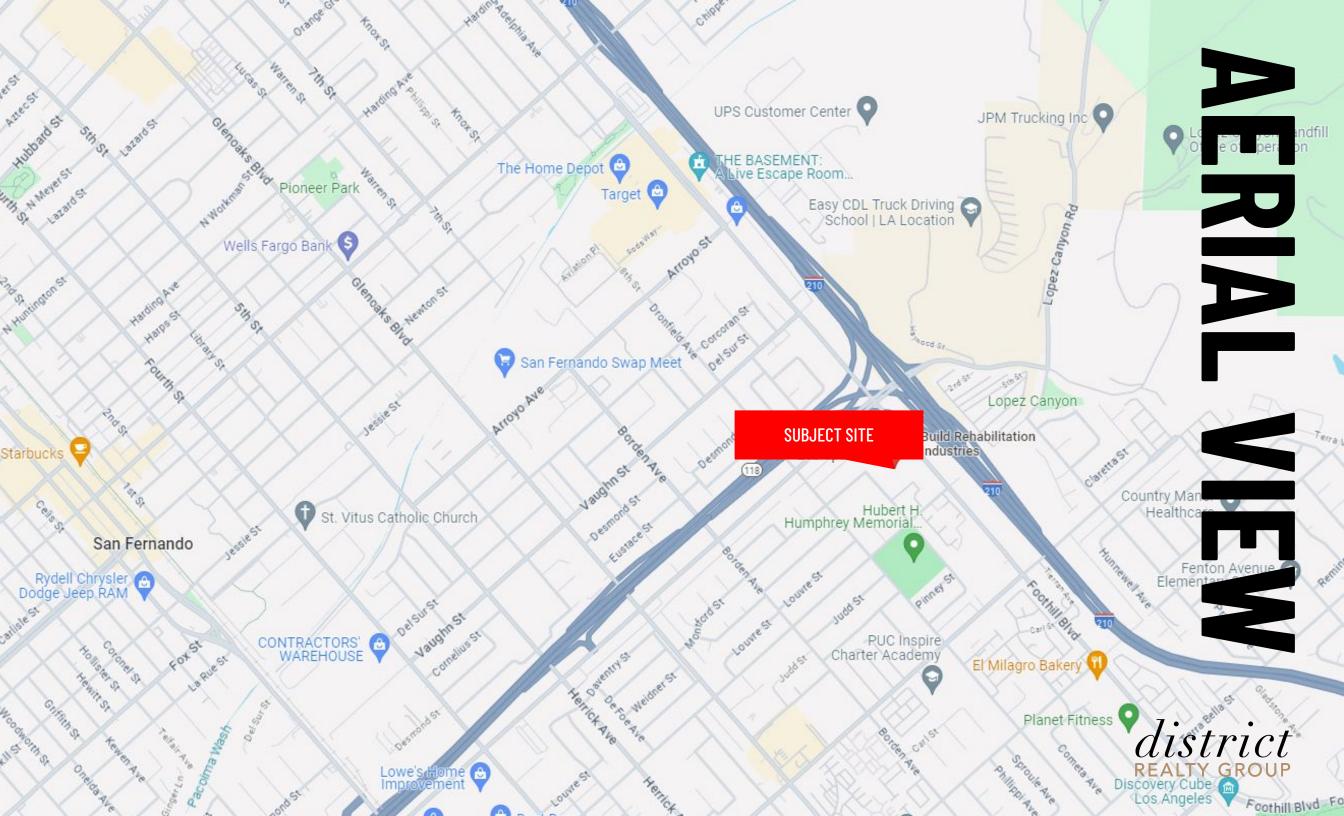
LOOR

2ND FLOOR



DATE: SCALE: 12432 FOOTHILL BLVD. 09-11-2019 1/8" = 1'-0" 2ND FLOOR CONTACT: SYLMAR, CA 91343 Rick Sonnenleiter / Javier Tuma SHEET TITLE: **AS-BUILT PLAN** 5000 SQ. FT. EACH FLOOR SHEET NUMBER: **AB-1.2** -(INDICATED ROOM SIZES ARE APPROXIMATE)







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