

Available SF 10,714 SF

Industrial For Lease

Building Size 110,608 SF



Property Name: Northeast Valley Industrial Park
Address: 12842 Pierce St, Pacoima, CA 91331
Cross Streets: Glenoaks Blvd/San Fernando Road

Secure Industrial Park
 M-2 Zoning -- Heavy Distributed Power
 Sprinklered -- 2 Loading Doors
 Close to 5 Freeways

Lease Rate/Mo: \$13,393
Lease Rate/SF: \$1.25
Lease Type: Modified Gross
Available SF: 10,714 SF
Minimum SF: 10,714 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$169,369 / 2024
Yard: No
Zoning: M2-1-CUGU

Sprinklered: Yes
Clear Height: 14'-18'
GL Doors/Dim: 2 / 12 x 12
DH Doors/Dim: 0
A: 400 V: 120/240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979
Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 1.4:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,200 SF / 4
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: East SFV
APN#: 2536-016-009

Listing Company: Delphi Business Properties, Inc.

Agents: [Stuart Leibsohn 818-398-1825](mailto:stu@go2delphi.com), [David Hoffberg, SIOR 818-933-7117](mailto:David.Hoffberg@delphi.com)

Listing #: 41480458

Listing Date: 11/20/2024

FTCF: CB250N000S000

Notes: Co-listed with AIR CRE Non-Member (Adam Camora 818-521-2623). All information contained herein is estimated and must be verified by any potential Lessee prior to Lease Execution. Base Year CAM included in Rent. \$1.25 G for first 6 months then \$1.45. 3 year minimum lease.