



For Lease

Roxford Business Center
12611 Encinitas Ave
Sylmar, CA 91342

25,640 SF High-Image Industrial Building



Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



High Image,
Concrete Tilt-Up
Building



28' Minimum
Clearance



2 Dock High Positions,
1 Ground Level Door



Immediate 5, 210,
118, 405 Freeway
Access



Efficient High Cube
Distribution Space



Heavy
Power



Low
NNNs



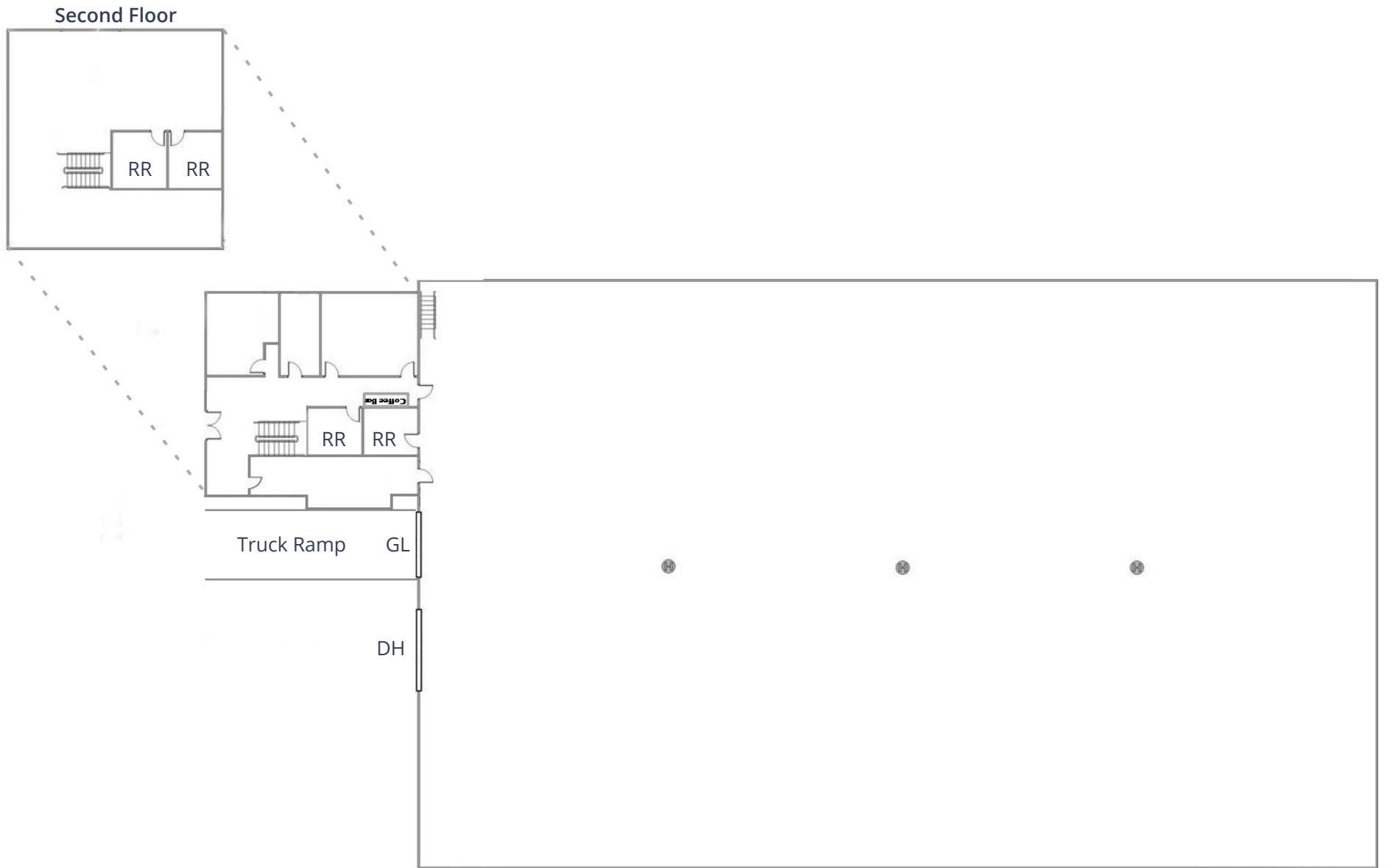
Possible Private,
Gated Yard

Available SF	25,640
Monthly Rent	\$43,332
Lease Rate/SF	\$1.69 NNN / Op.Ex. \$0.18
Clear Height	28'
DH Doors / Dim	2 Positions, 1 Door: 20' x 14'
GL Doors / Dim	1 / 12'x14'
Power	800A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	48 / 1.87:1
Office SF / #	4,064 / 5
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	LACM
To Show	Call Agent



Notes: Concrete truck court. 1 load leveler. 1 DH door: 2 positions. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

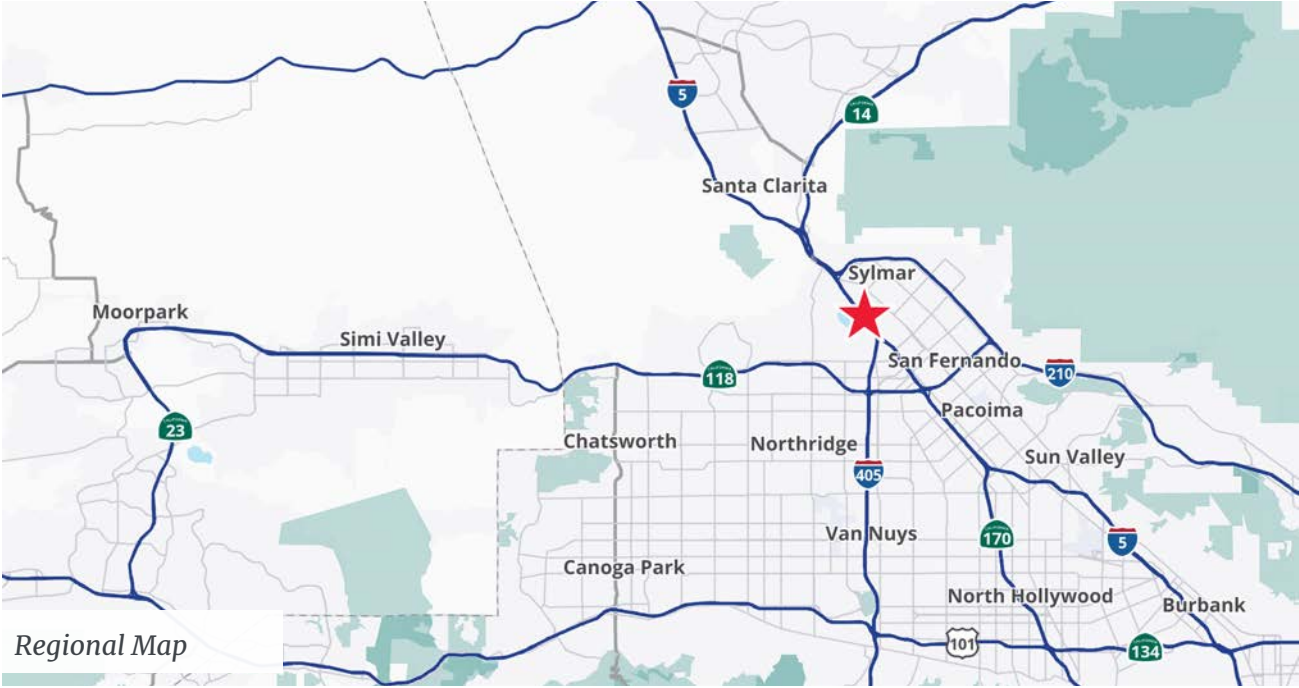
Layout



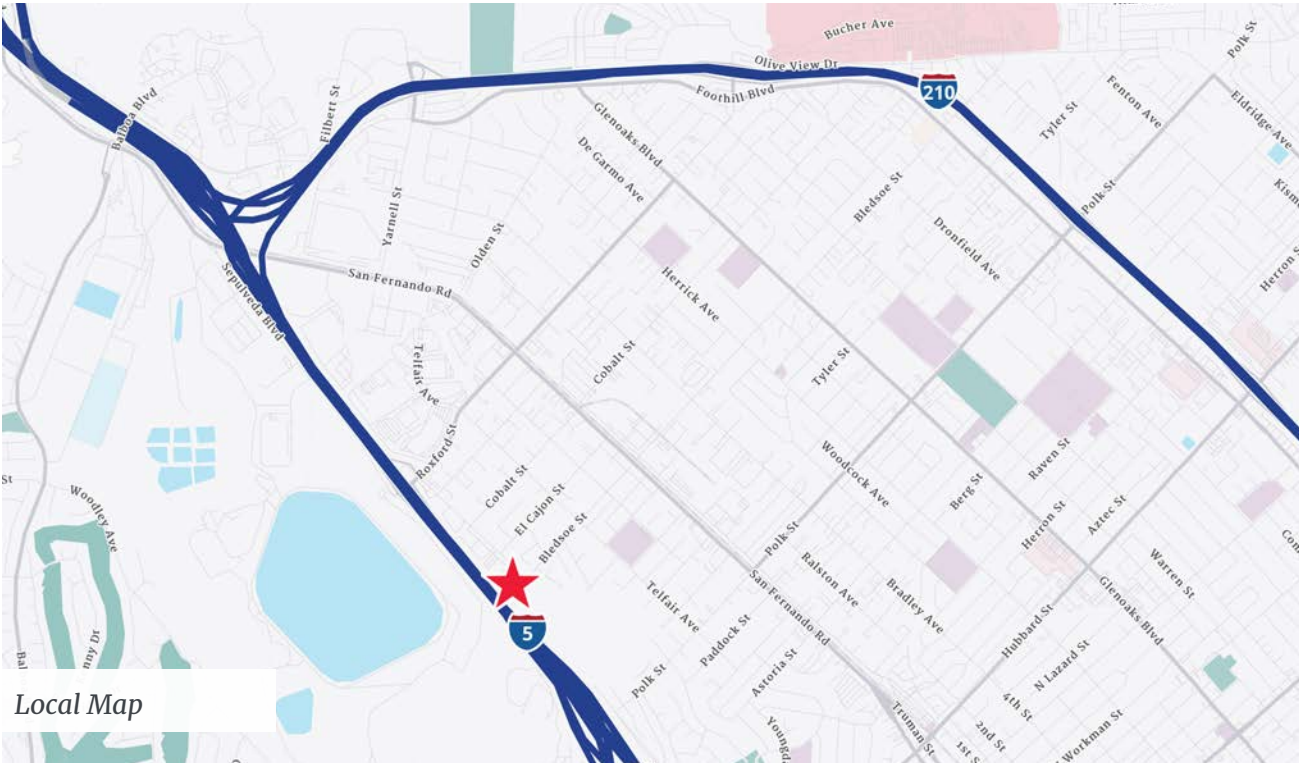
Freeway Access Map



Location Maps



Regional Map



Local Map



Contact Info

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Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

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