



12930

BRADLEY AVENUE

SYLMAR, CA

**±57,695 SF
FOR LEASE OR SALE**

- » **HEAVY POWER**
- » **DOCK HIGH LOADING**
- » **FULLY SECURED**

VIEW PROPERTY TOUR



Leased by:

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PROPERTY FEATURES

Building Size	±57,695 SF
Office	±9,310 SF
Lot Size	±2.21 Acres
Clear Height	21'–23'
Loading	4 DH/4 GL
Power	2,500 amps (expandable to 5,000 amps)
Infrastructure	Two 2,500 amp Switchgears
Gas Service	Yes
Sprinklers	100% Sprinklered
Parking	102 Stalls (additional street parking available)
Yard	Fully Secured
Zoning	M1 (Link to Zoning Code)
Access	Easy Access to I-5, 405, 210, & CA-118, 14

ANTICIPATED PROJECT UPGRADES



Fully Refreshed
Office



New Sprinkler
System



Fresh Asphalt
and Striping



New Warehouse
Lighting



Redesigned Warehouse
Functionality



Institutional Property
Management

INTERIOR RENOVATIONS UNDERWAY

- » WHITE BOX INTERIOR
- » NEW WAREHOUSE LIGHTING
- » EFFICIENT LAYOUT



CORPORATE NEIGHBORS & ACCESS



LOCATION PROXIMITY

 **±36 MILES**
BNSF HOBART RAILWAY YARD

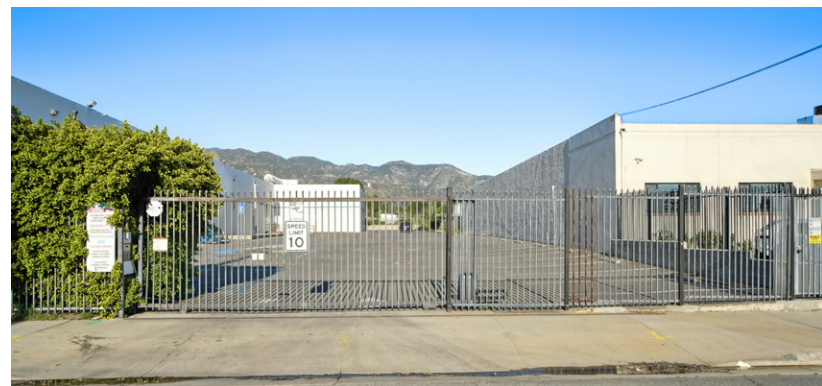
 **±26 MILES**
DOWNTOWN LA

 **±33 MILES**
LAX INT'L AIRPORT

 **±50 MILES**
PORTS OF LA & LONG BEACH

 **±55 MILES**
PORT OF HUENEME


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FOR LEASING INFORMATION, PLEASE CONTACT:

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SPECTRUM
COMMERCIAL REAL ESTATE, INC

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