

# 12882 PIERCE STREET PACOIMA CA 91331

**FOR SUBLEASE - 22,584 SF**



**EXCLUSIVELY LISTED BY:**

**Eric Seidenglanz**

Vice President

d: 818-815-2426

eseidenglanz@naicapital.com

Cal DRE Lic #01975684

**NAI Capital - Encino**

15821 Ventura Blvd., Suite 320E

Los Angeles, CA 91436

d: 818-905-2400

www.naicapital.com

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# PROPERTY HIGHLIGHTS

12882 PIERCE STREET, PACOIMA CA 91331

Monthly Rent:	\$27,100.80
Monthly Operating Expenses:	\$436.39
Sublease Rate/SF/Type:	\$1.20 / SF MG
Operating Expense /SF:	\$0.02
Unit Size:	22,584
Clear Height:	14'
Loading:	Two (2) Dock High Doors
Power:	400 A : 120/240 V : 3 P (To be confirmed by tenant)
Parking Spaces:	45
Office SF:	1200
Restrooms:	3
To Show	Call Agent



**SUBLEASE  
RATE/SF  
\$1.40**



**CLEAR  
HEIGHT  
14'**



**PARKING  
SPACES  
45**



**POWER  
400A, 120-240V,  
3P**

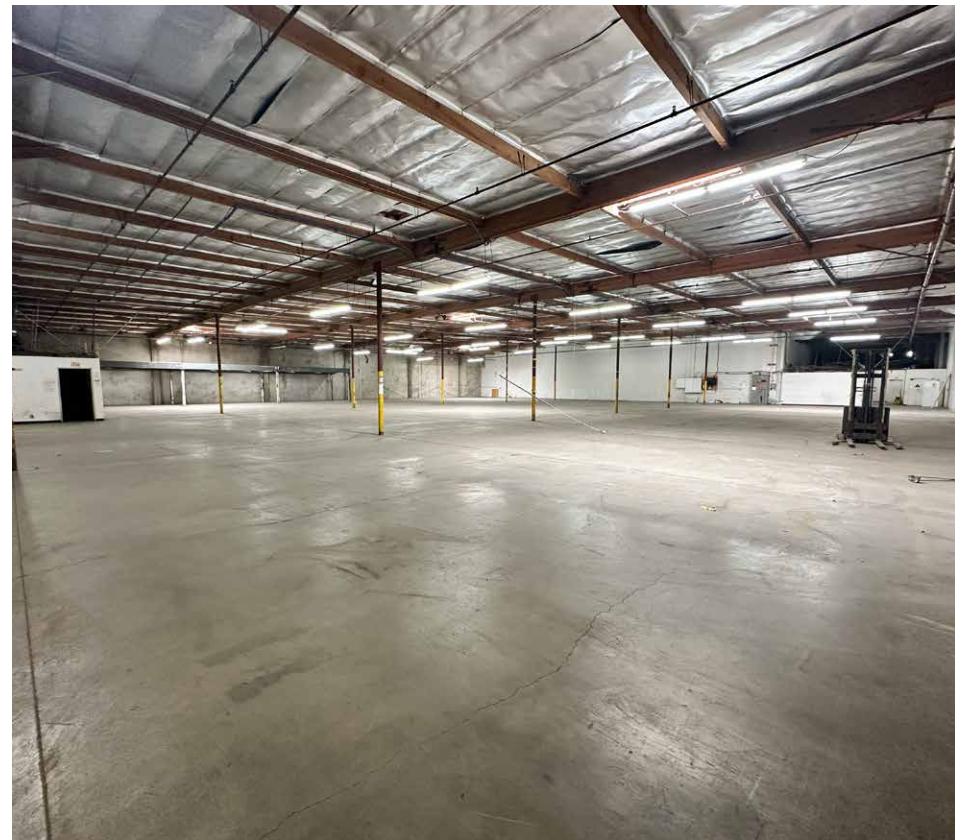


**LOADING  
TWO (2) DOCK HIGH DOORS**

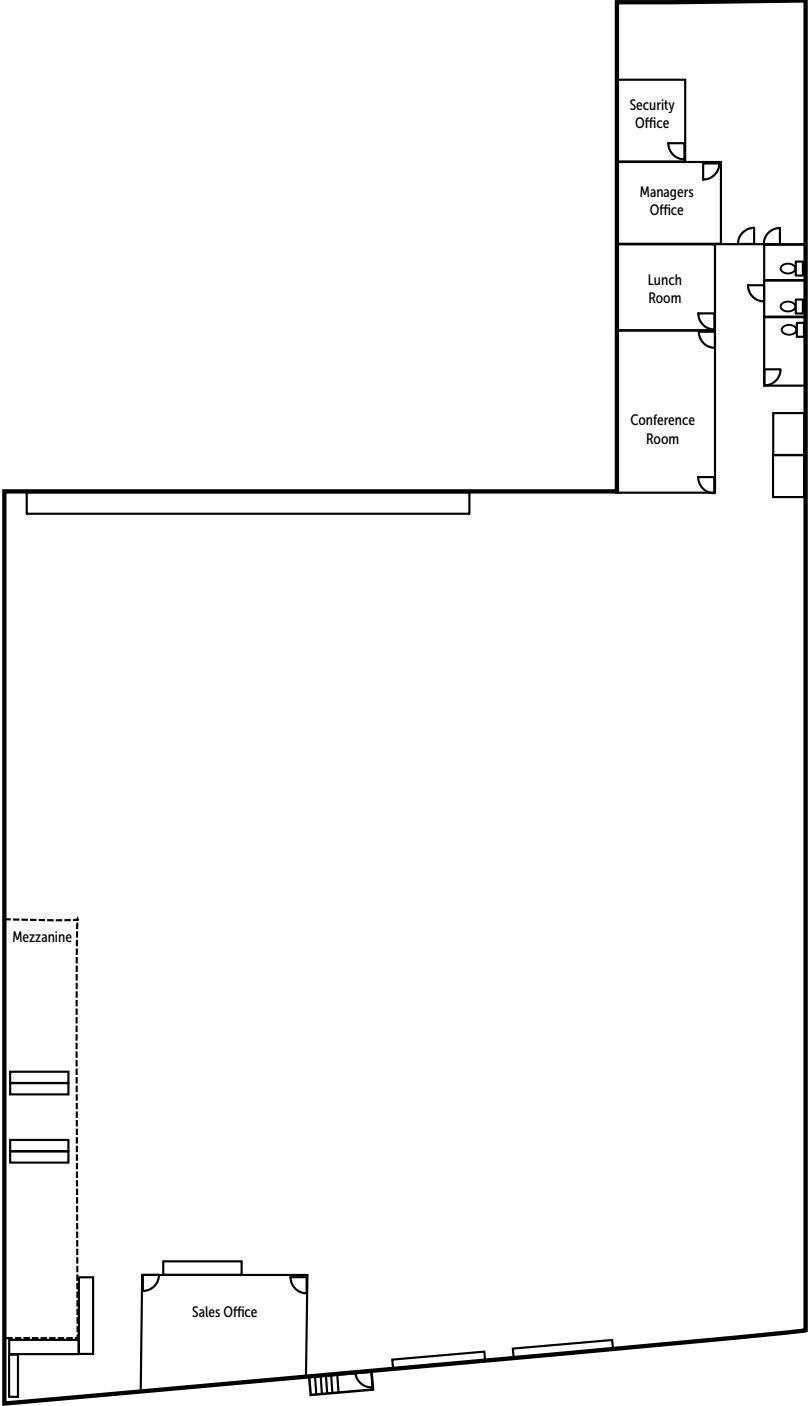




## PROPERTY PHOTOS



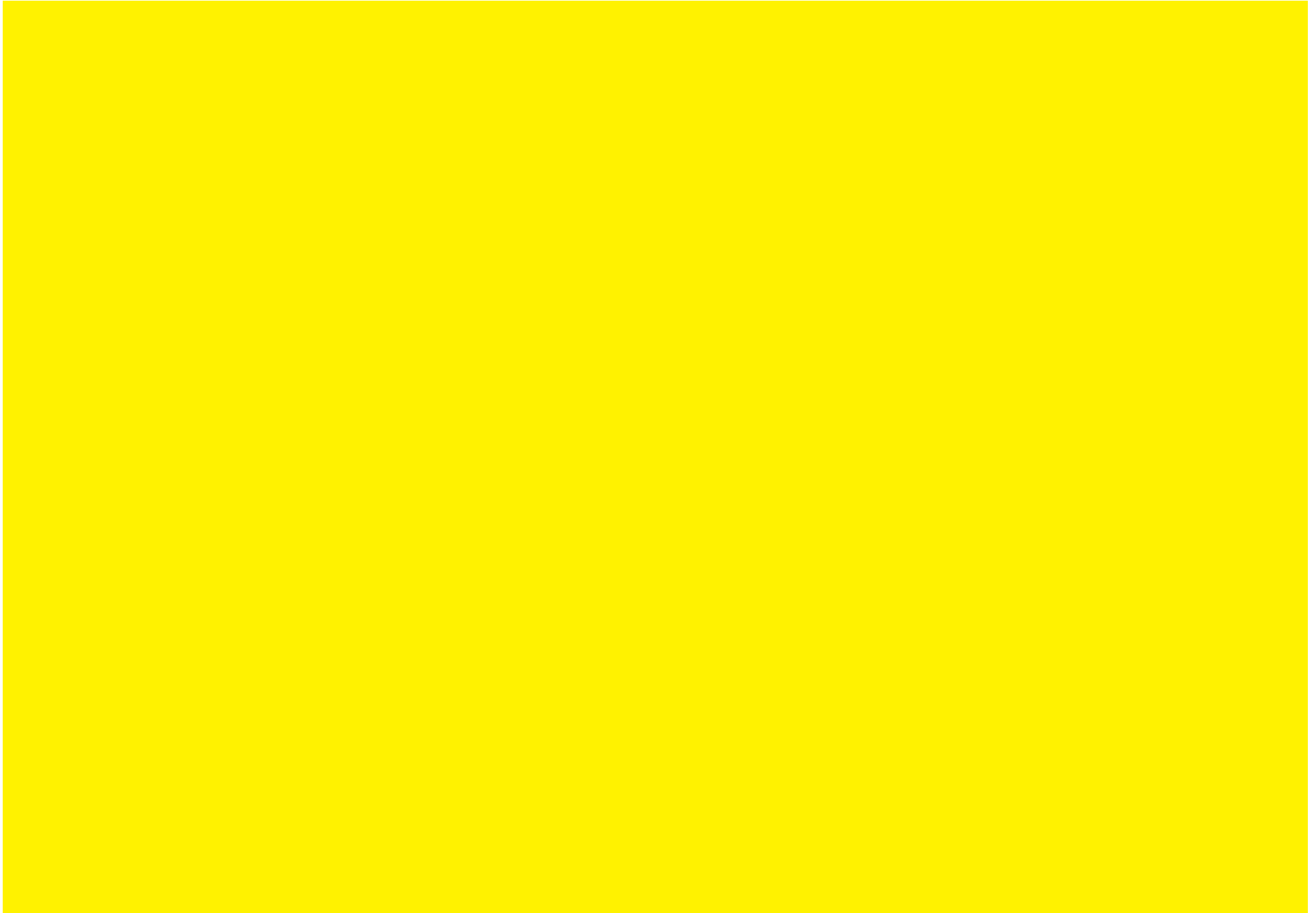
# FLOOR PLAN



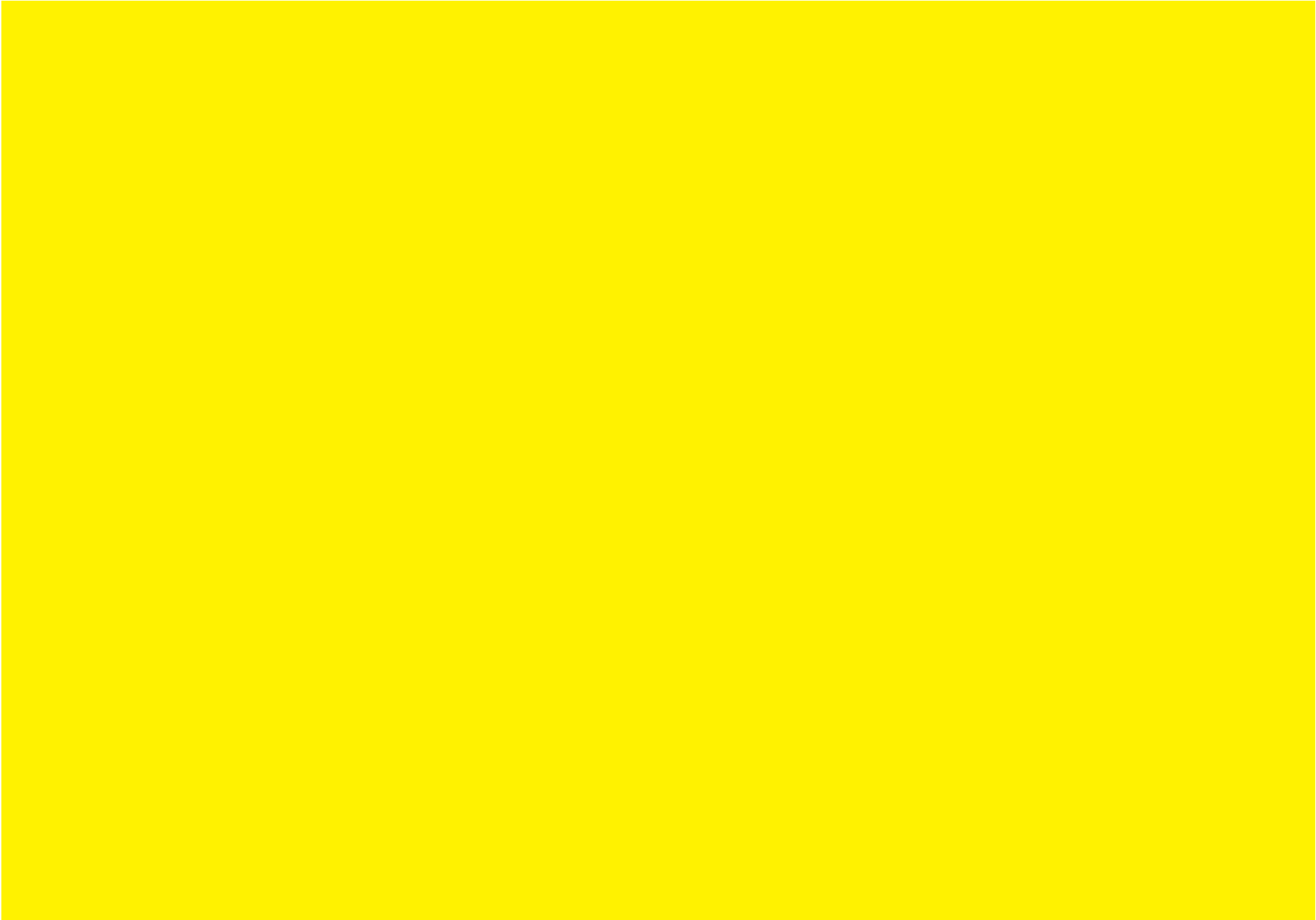
## AERIAL MAP



## AERIAL MAP



# LOCATION MAP





# 12882 PIERCE STREET PACOIMA CA 91331

## FOR SUBLEASE - 22,584 SF



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

### EXCLUSIVELY LISTED BY:

**Eric Seidenglanz**

Vice President

d: 818-815-2426

eseidenglanz@naicapital.com

Cal DRE Lic #01975684

**NAI Capital - Encino**

15821 Ventura Blvd., Suite 320E

Los Angeles, CA 91436

d: 818-905-2400

www.naicapital.com

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE