



For Lease

North East Valley Business Center  
13171 Telfair Ave  
Sylmar, CA 91342

Lab / Flex / Office Space Available

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

# Property Highlights



North East Valley  
Business Center



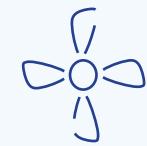
Beautifully Landscaped  
Campus



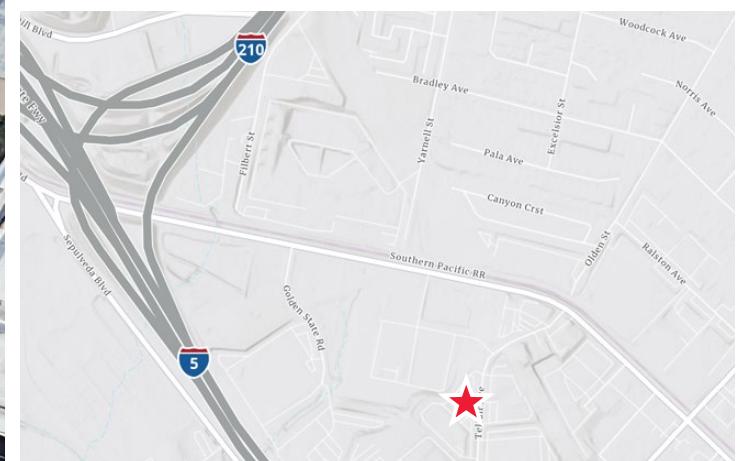
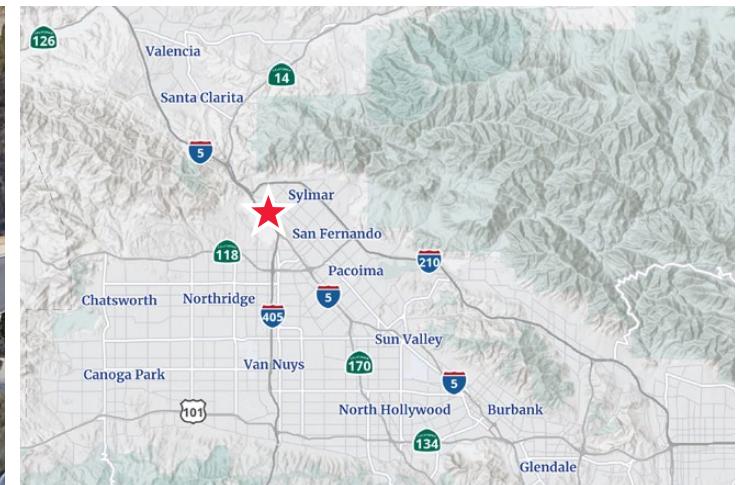
Quick access to  
5, 405, 210 & 14 Freeways



3.88:1  
Parking Ratio



100% Drop Ceiling /  
Fully Air Conditioned



# Specifications

## 13171 Telfair Ave, Unit B

|                        |                         |
|------------------------|-------------------------|
| Available SF           | 4,918                   |
| Lease Rate/SF          | TBD                     |
| Clear Height           | 9'                      |
| GL Doors / Dim         | 1 / 5'x8'               |
| Power                  | A:200, V:480, Ph:3, W:4 |
| Warehouse HVAC         | Yes                     |
| Sprinklered            | Yes                     |
| Lab/Office SF          | 4,918                   |
| Restrooms              | 2                       |
| Parking Spaces / Ratio | 19 / 3.88               |
| Zoning                 | M1                      |
| Possession             | Now                     |
| To Show                | Call Agent              |

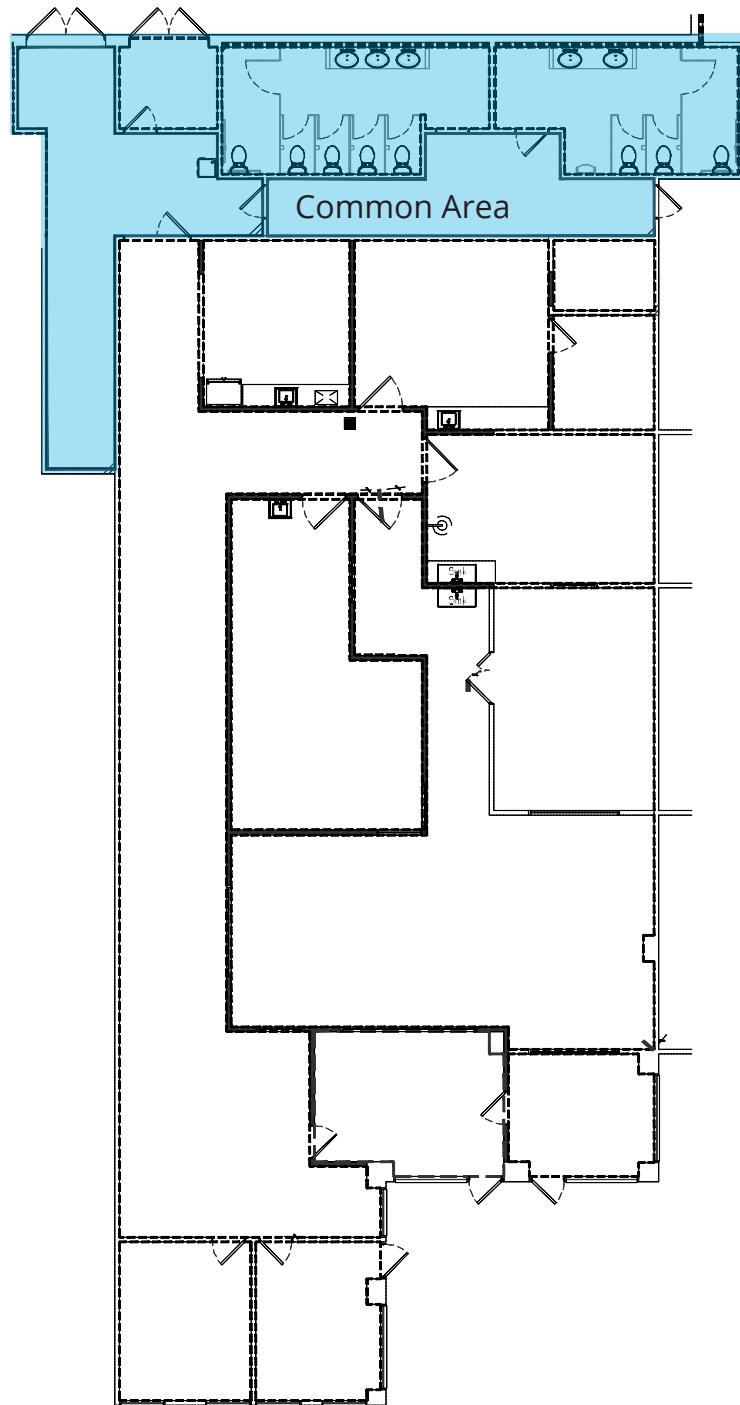
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



*Rare Laboratory / Office in North East Valley!*



# Layout 13171 Telfair Ave, Unit B



## Aerial



# Specifications

## 13171 Telfair Ave, Unit C

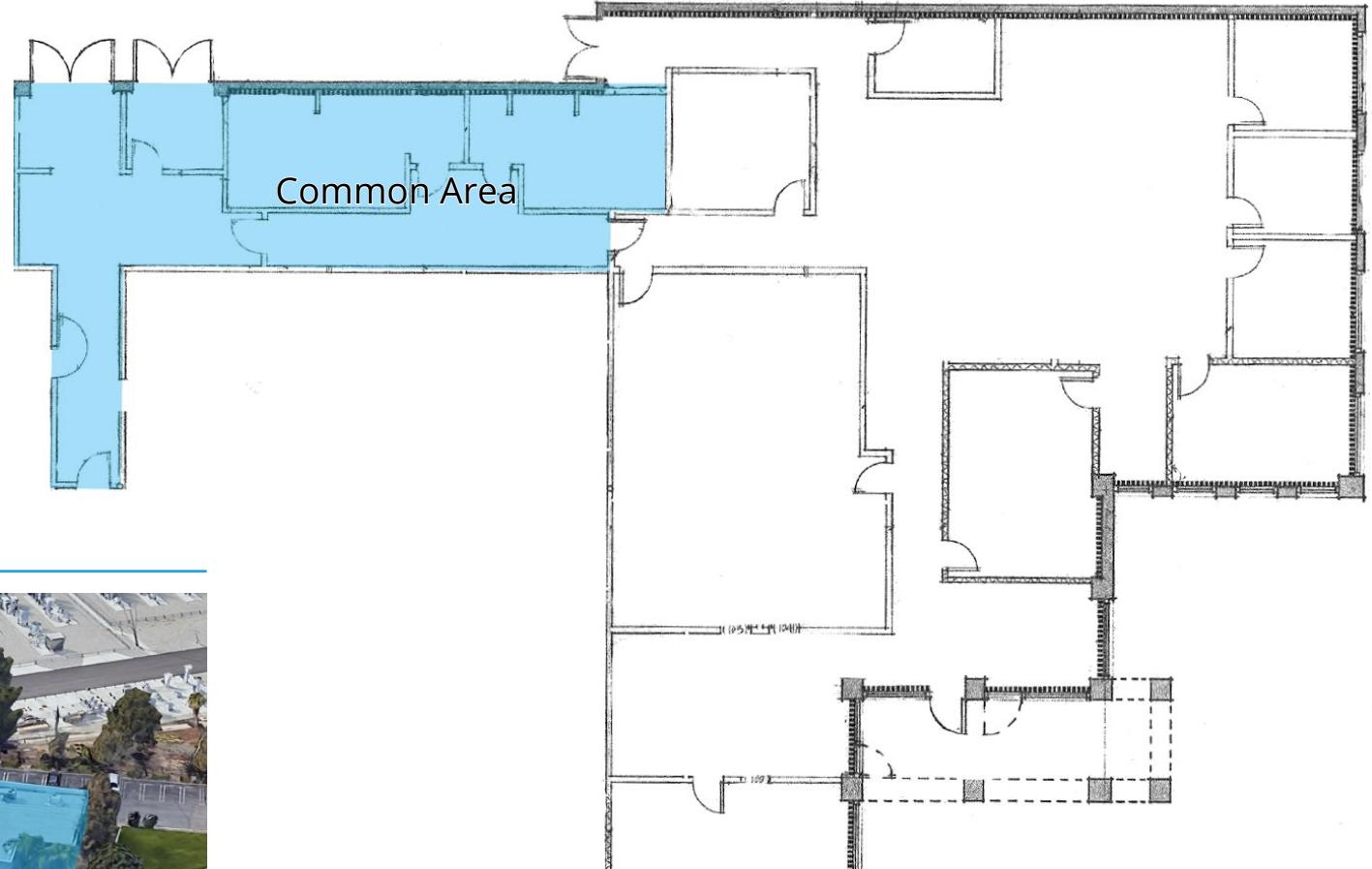
|                        |                                |
|------------------------|--------------------------------|
| Available SF           | <b>5,411</b>                   |
| Lease Rate/SF          | <b>TBD</b>                     |
| Clear Height           | <b>12'</b>                     |
| GL Doors / Dim         | <b>1 / 5'x8'</b>               |
| Power                  | <b>A:200, V:480, Ph:3, W:4</b> |
| Warehouse HVAC         | <b>Yes</b>                     |
| Sprinklered            | <b>Yes</b>                     |
| Office SF / #          | <b>2,500 / 5</b>               |
| Restrooms              | <b>2</b>                       |
| Parking Spaces / Ratio | <b>21 / 3.88:1</b>             |
| Zoning                 | <b>M1</b>                      |
| Possession             | <b>Now</b>                     |
| To Show                | <b>Call Agent</b>              |

Notes: 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 13171 Telfair Ave, Unit C

Offices Can Be Removed To Suit



Aerial





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Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

[www.colliers.com](http://www.colliers.com)

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