

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

For Lease

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

Lab / Flex / Office Space Available

Greg Geraci

License No. 01004871

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Billy Walk

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Kevin Carroll

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+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Property Highlights



North East Valley
Business Center



Beautifully Landscaped
Campus



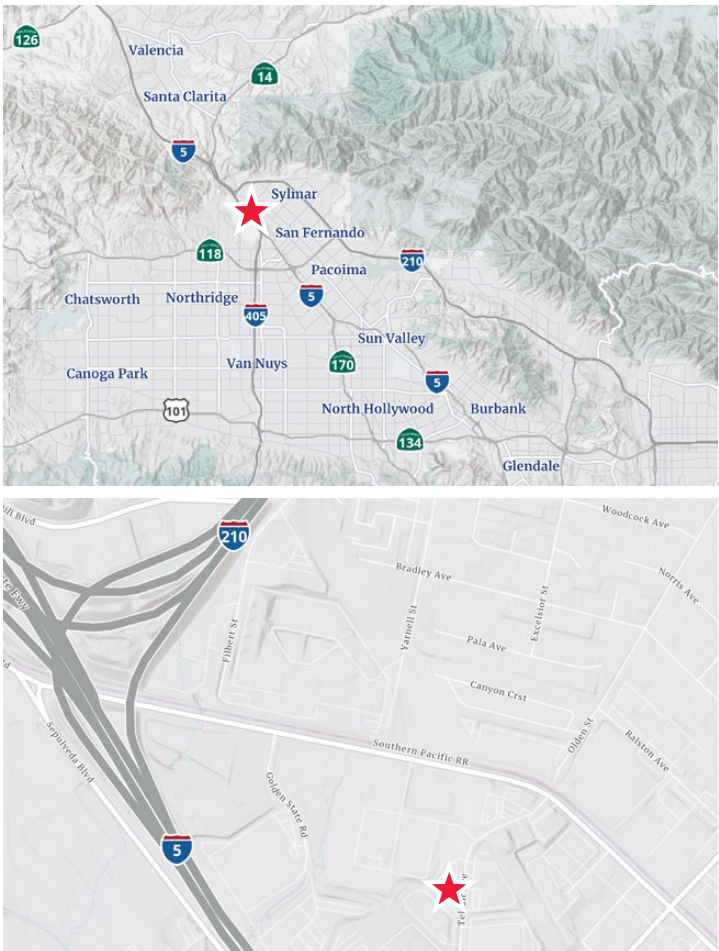
Quick access to
5, 405, 210 & 14 Freeways



3.88:1
Parking Ratio



100% Drop Ceiling /
Fully Air Conditioned

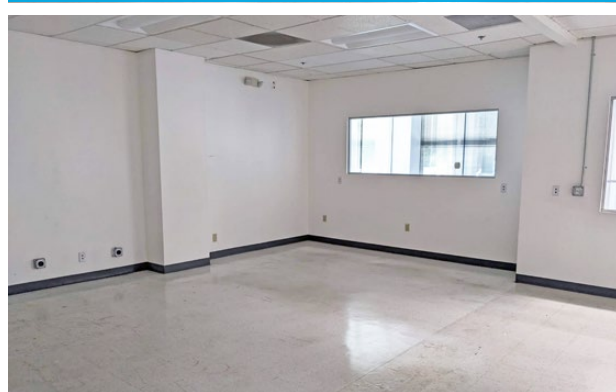


Specifications

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

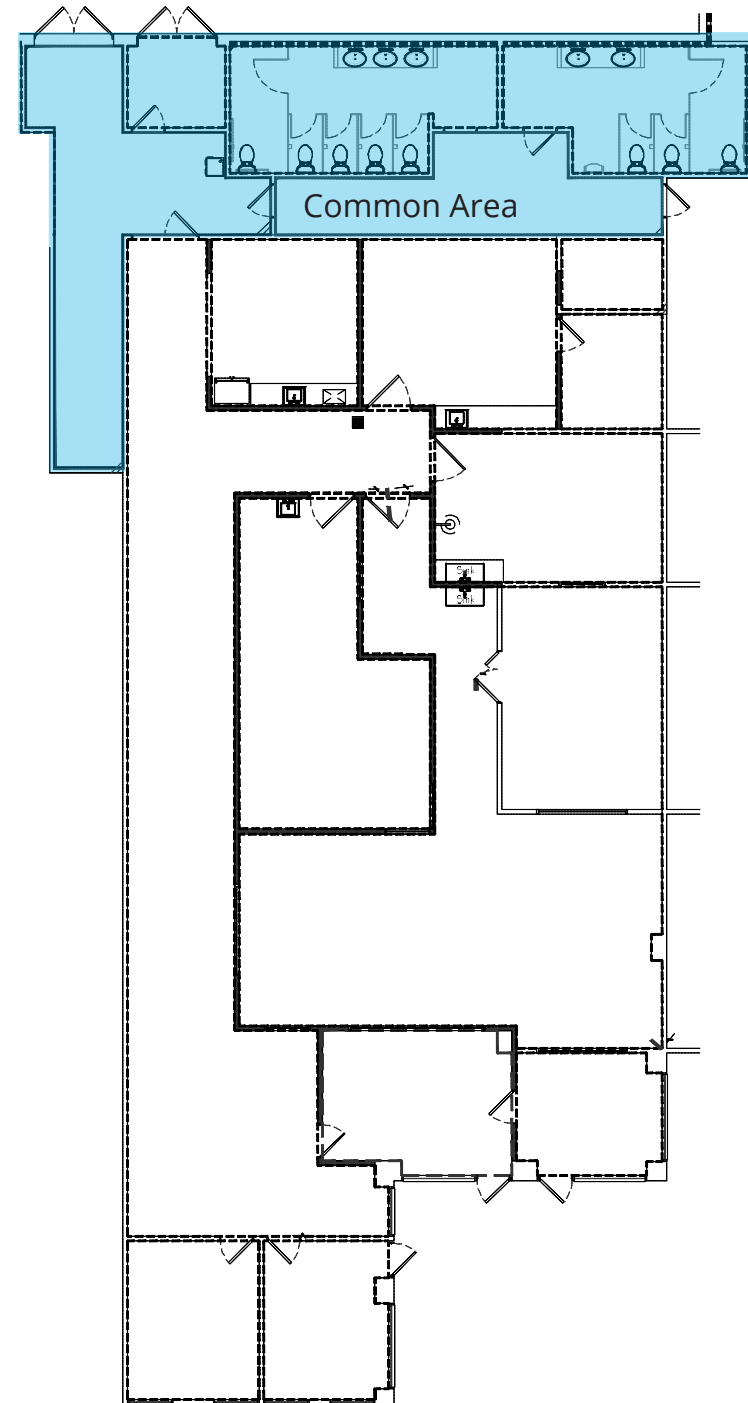
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



Layout

13171 Telfair Ave, Unit B

Aerial



Specifications

13171 Telfair Ave, Unit C

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

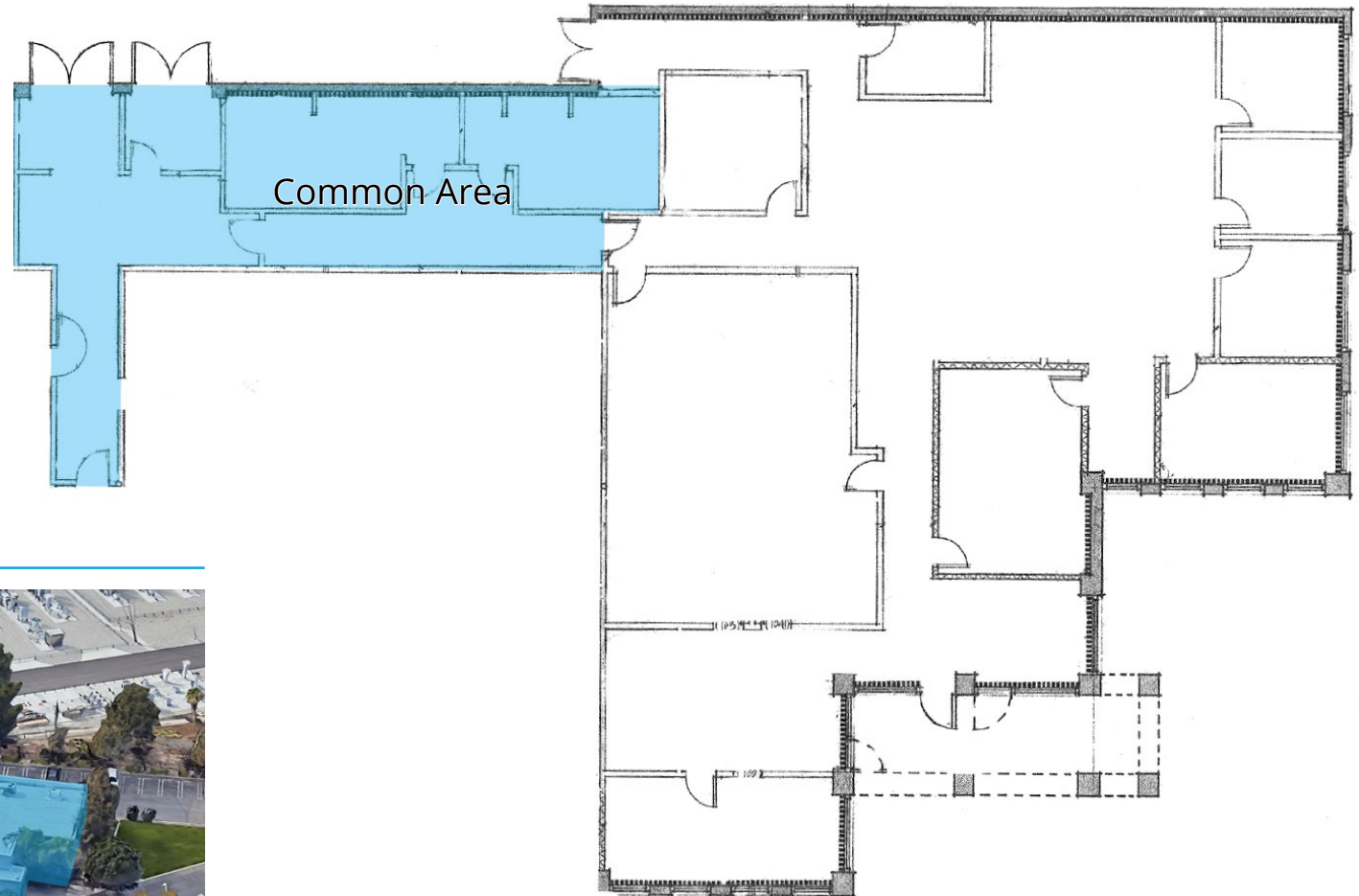
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



Layout

13171 Telfair Ave, Unit C

Offices Can Be Removed To Suit



Aerial





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