FOR LEASE

3,180 SF Industrial Condo

12970 BRANFORD ST. Pacoima, CA 91331

This industrial condo, located in a secure, gated complex in the San Fernando Valley, was originally a cabinet shop, with all compressed air lines and electrical infrastructure already in place ,perfect for woodworking, light manufacturing, warehousing, or distribution. Property features includes 3-phase power (200 AMPs) Approx. 15 ft. warehouse ceiling height Ground-level roll-up door with approx. 13 ft. clearance for easy loading/unloading. Office build-out with reception area, waiting space, two restrooms, and a kitchenette/break area. Excellent access to 5,118 & 210 Freeway. Minutes away from Burbank

Type: Industrial | 3,180 SQFT | 224,770.00 SQFTLot Size

Price: $7,975 Monthly

NONNA GASPARYAN | **NADIA MELKONIAN**

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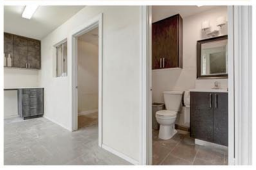
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