

The Colliers logo, featuring the word "Colliers" in a serif font inside a blue square with a yellow and red horizontal stripe at the bottom.

For Lease

Roxford Business Center  
12611 Encinitas Ave  
Sylmar, CA 91342

25,640 SF High-Image Industrial Building

**REDUCED  
LEASE RATE!**

**Billy Walk**

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**David Harding**

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Accelerating success.

# Building Highlights



High Image,  
Concrete Tilt-Up  
Building



28' Minimum  
Clearance



2 Dock High Positions,  
1 Ground Level Door



Immediate 5, 210,  
118, 405 Freeway  
Access



Efficient High Cube  
Distribution Space



Heavy  
Power



Low  
NNNs



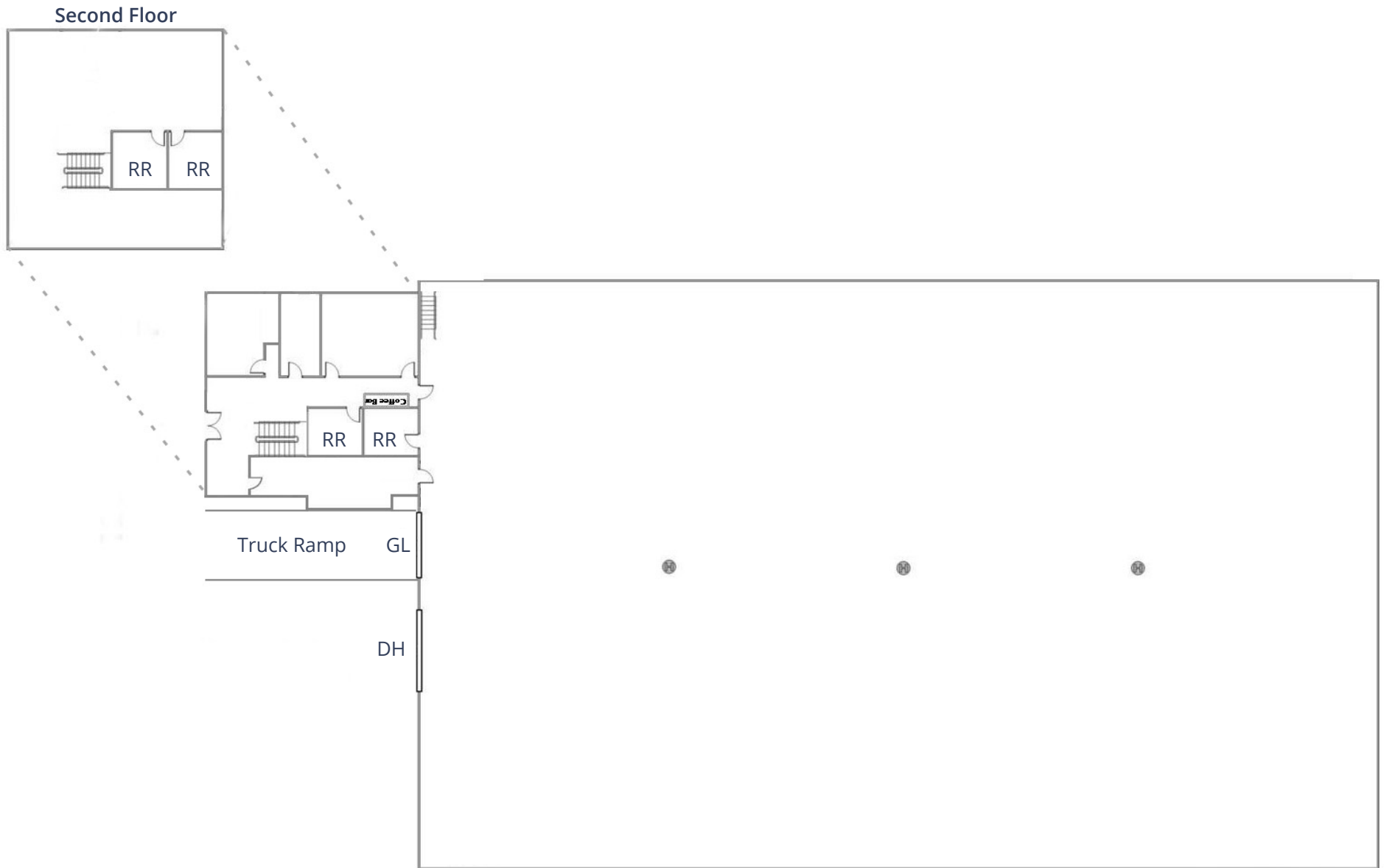
Possible Private,  
Gated Yard

Available SF	25,640
Monthly Rent	<b>\$34,614</b> \$43,332
Lease Rate/SF	<b>\$1.35</b> \$1.69 NNN / Op.Ex. \$0.18
Clear Height	28'
DH Doors / Dim	2 Positions, 1 Door: 20' x 14'
GL Doors / Dim	1 / 12'x14'
Power	800A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	48 / 1.87:1
Office SF / #	4,064 / 5
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	LACM
To Show	Call Agent



Notes: Concrete truck court. 1 load leveler. 1 DH door: 2 positions. 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



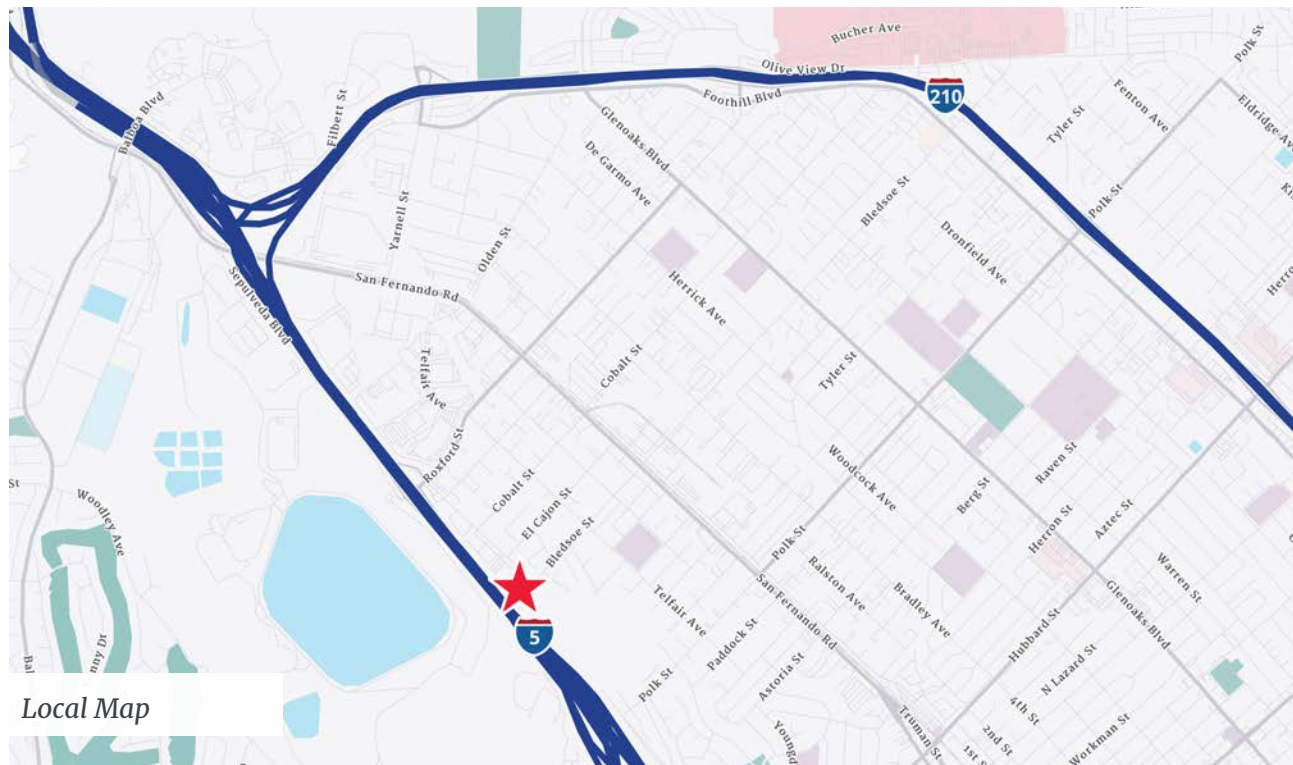
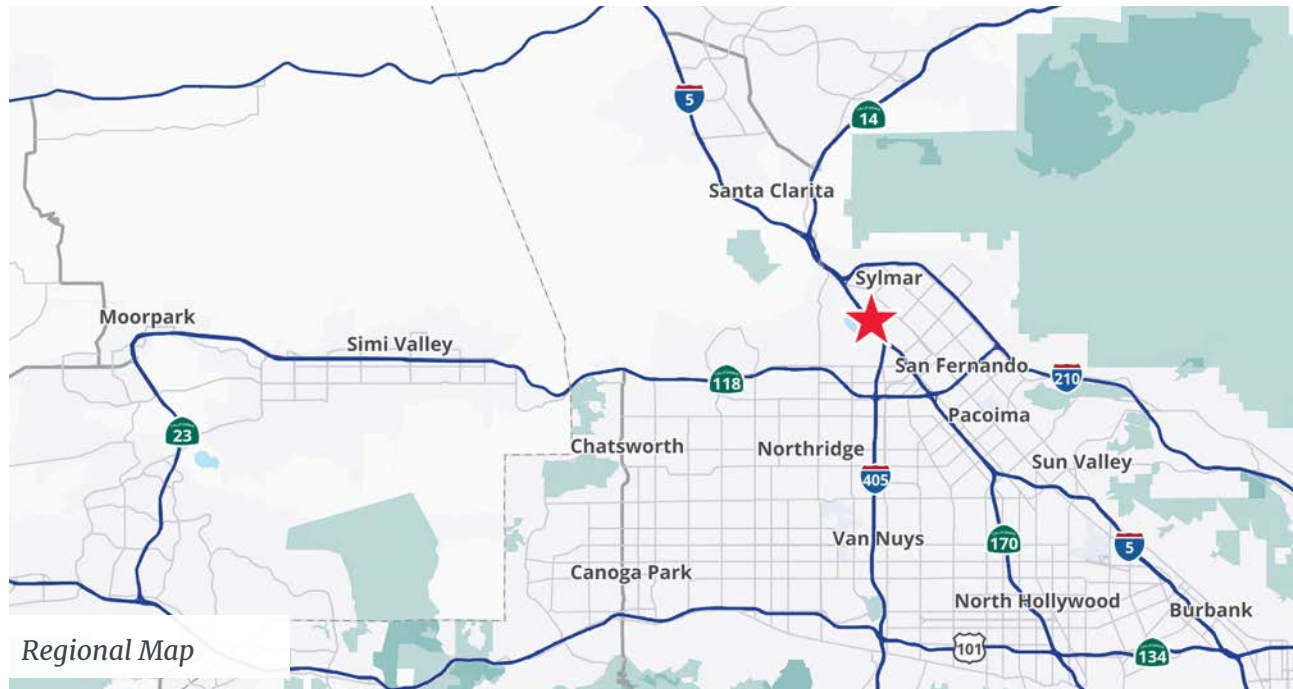


# Freeway Access Map





# Location Maps







## Contact Info

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