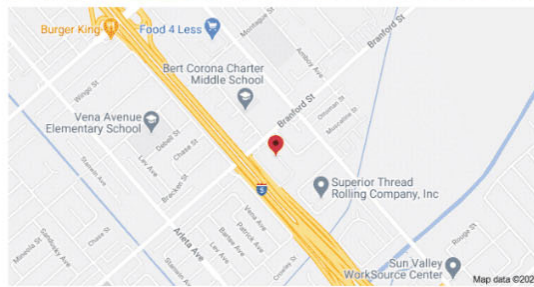


# INDUSTRIAL FOR LEASE

## BRANDFORD BUSINESS PARK

12970 Branford Street, Suite N Pacoima, CA 91331



**SUITE N**

Suite Size: 1600 SF

**\$2.75 SF/Month (NNN)**

Lot Size: 5.16 AC

**Zoning MI**

## PROPERTY HIGHLIGHTS

- Excellent Location, close to major Freeways.
- 24 Hour Access.
- Security gates Multi-unit building under excellent management.
- Central Air Conditioning in the whole warehouse.
- Additional area for storage not included in square footage.

## PROPERTY OVERVIEW

Excellent location for a wide range of industrial / Food Prep uses.

Cold prep food and beverage facility, walk in fridge, floor drains, tiled walls, drop ceiling, sky light, epoxy flooring, commercial extra-large triple sink. Three phase power outlets, high voltage and amp. Loading dock, two office area, employee locker room, bathroom, separate mopping area, and floor drainage per health code.

**KW** REAL ESTATE  
SERVICES  
KELLERWILLIAMS.



Keller Williams Commercial does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

## FOR MORE INFORMATION PLEASE CONTACT

**Mary Saied**  
DRE#02061080

Direct : (626) 203 - 3411

Office : (818) 806-8079

Email : [marysaied@kw.com](mailto:marysaied@kw.com)

[PremierStrategic@gmail.com](mailto:PremierStrategic@gmail.com)

