



For Lease

12400 Montague St Pacoima, CA 91331

37,000 - 58,995 SF Industrial Building

Matt Dierckman

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Kevin Carroll

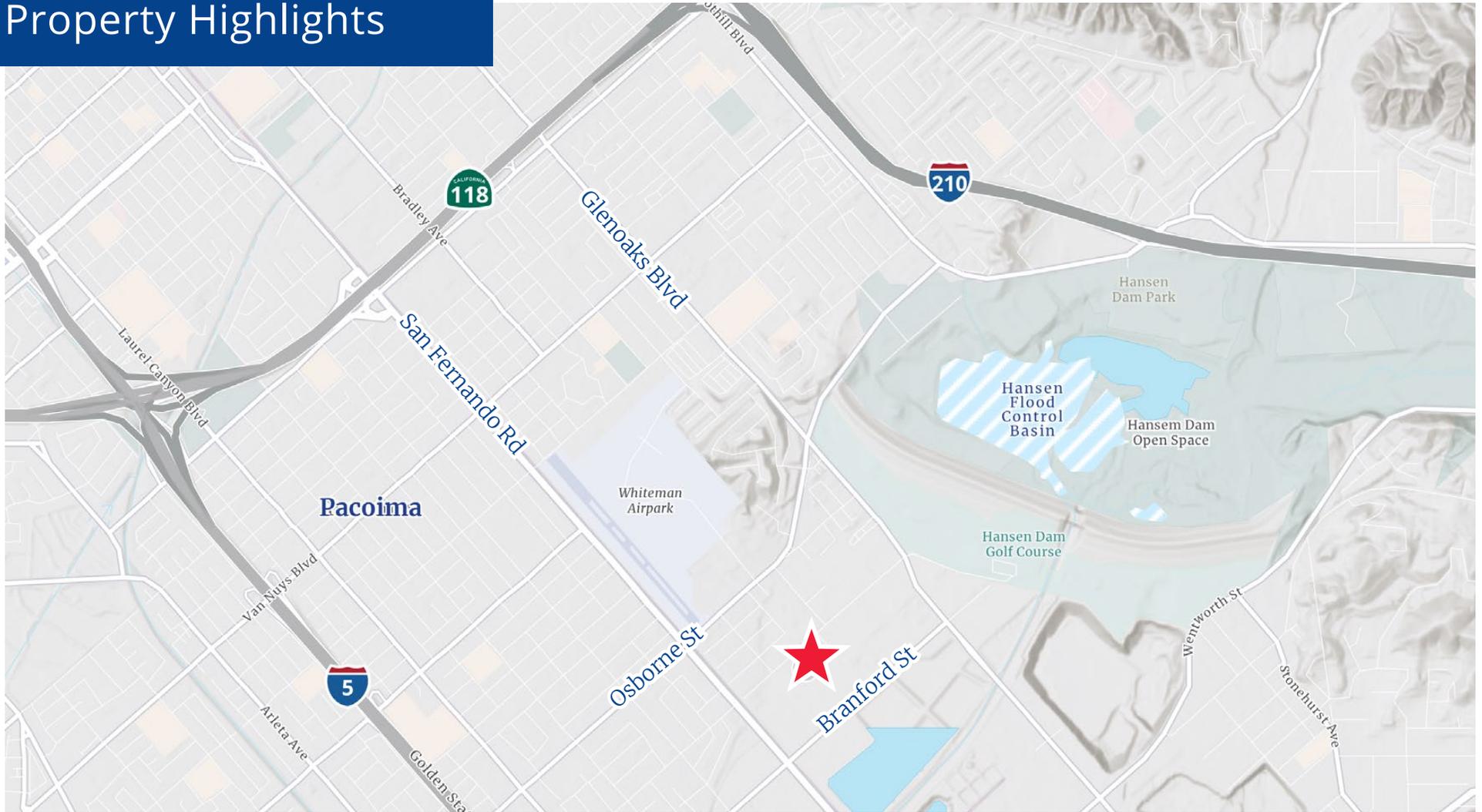
License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Property Highlights



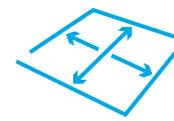
Dock High & Ground
Level Loading



Fenced & Secured
Rear Yard



Heavy
Power



Large
Lot



Great For Warehousing
and Manufacturing

Property Specifications

12400 Montague St Units A & B

Available SF	37,000 SF
Lot Size	POL
Lease Rate/SF	\$1.20 Gross
Monthly Rent	\$44,400
Dock High Doors	4 / 20'x14'
Ground Level Doors / Dim	1 / 12'x14'
Clear Height	14'
Power	A:2000 V:480 O:3 W:4
Sprinklered	Yes
Office SF	TBD
Restrooms	3
Yard	Fenced / Paved
Parking Spaces / Ratio	TBD
Year Built	1975
Zoning	M2
To Show	Call Agent



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

Property Specifications

12400 Montague St

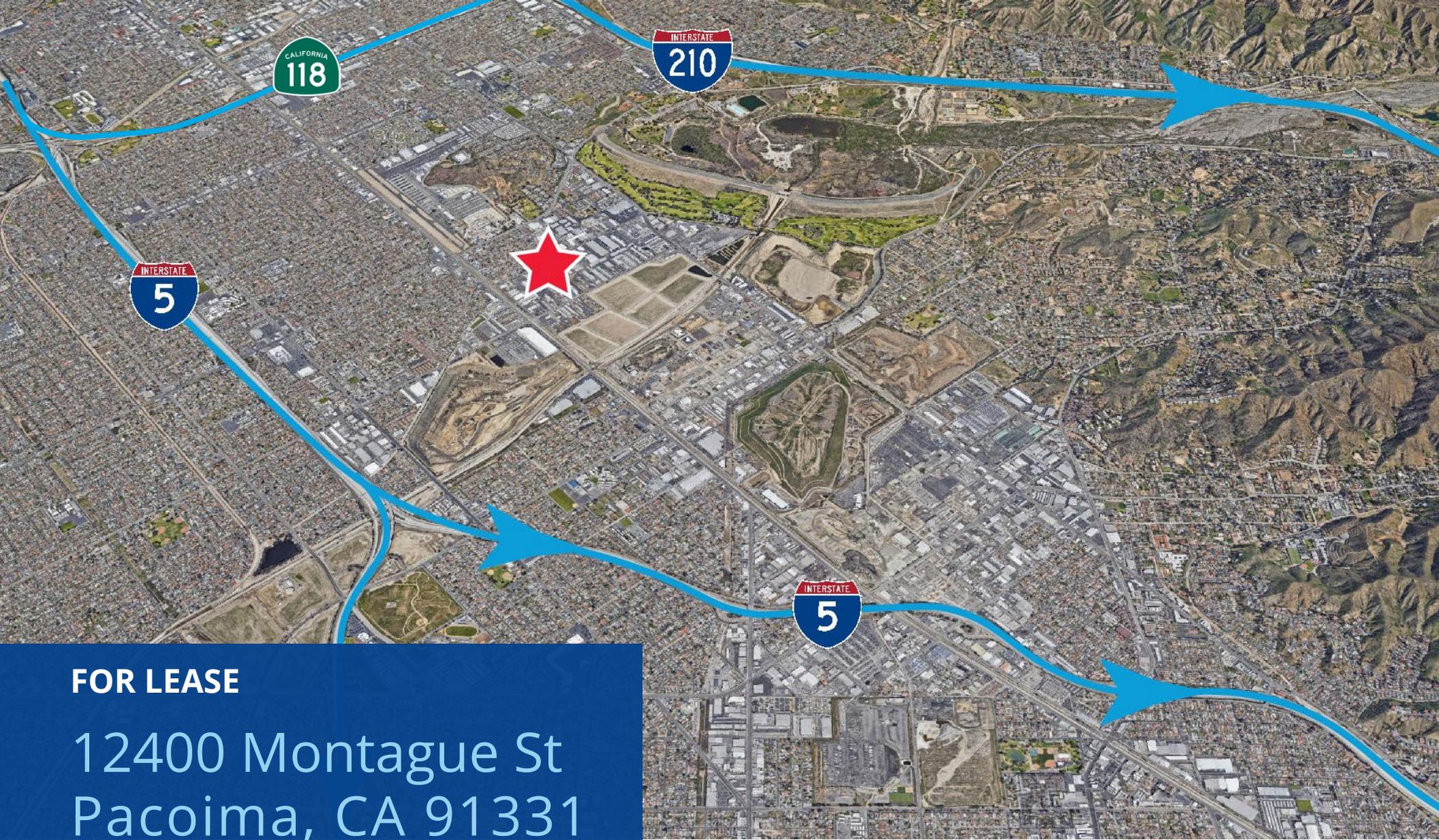
Available SF	58,995 SF
Lot Size	100,624 SF / 2.31 AC
Lease Rate/SF	\$1.20 Gross
Monthly Rent	\$70,794
Dock High Doors	4 / 20'x14'
Ground Level Doors / Dim	4 / 12'x14'
Clear Height	14'
Power	2800A, 277/480, 3Ph, 4W
Sprinklered	Yes
Office SF	TBD
Restrooms	6
Yard	Fenced / Paved
Parking Spaces / Ratio	75 / 1.3:1
Year Built	1975
Zoning	M2
To Show	Call Agent



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Photos





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