

FOR LEASE

12349 Gladstone Ave.

SYLMAR | CALIFORNIA



± 7,257 SF INDUSTRIAL WAREHOUSE

FOR MORE INFORMATION PLEASE CONTACT:

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DAUM

COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

12349 Gladstone Ave.

SYLMAR | CALIFORNIA

PROPERTY HIGHLIGHTS



7,257 SF Excellent Manufacturing
Assembly Facility



1,152 SF Office Space



M1 Zone



Multiple Loading Doors



Fenced/Paved Yard



A: 800 V: 240/240 O: 3 W: 3 Power



12 Parking Spaces



Easy Access to 5 Major Fwys

- Immediate Occupancy
- Outstanding Warehouse
- Distribution Fullfilment Facility
- Freeway Visibility
- \$1.35 PSF/Gross



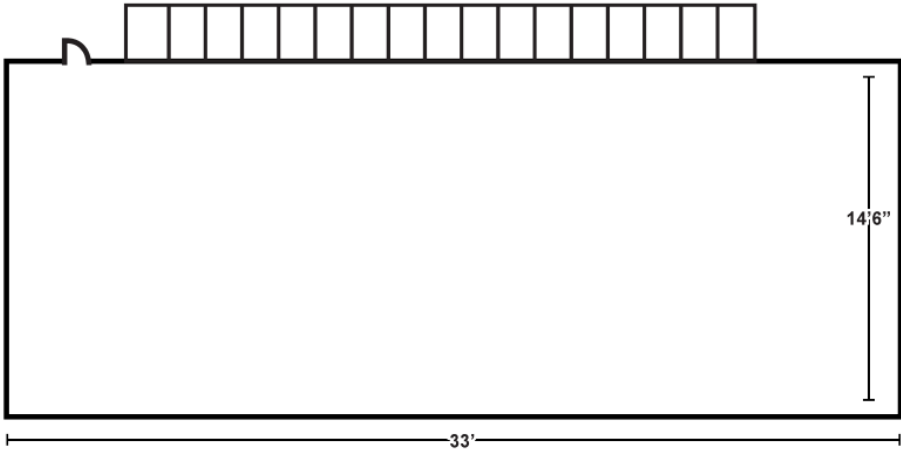
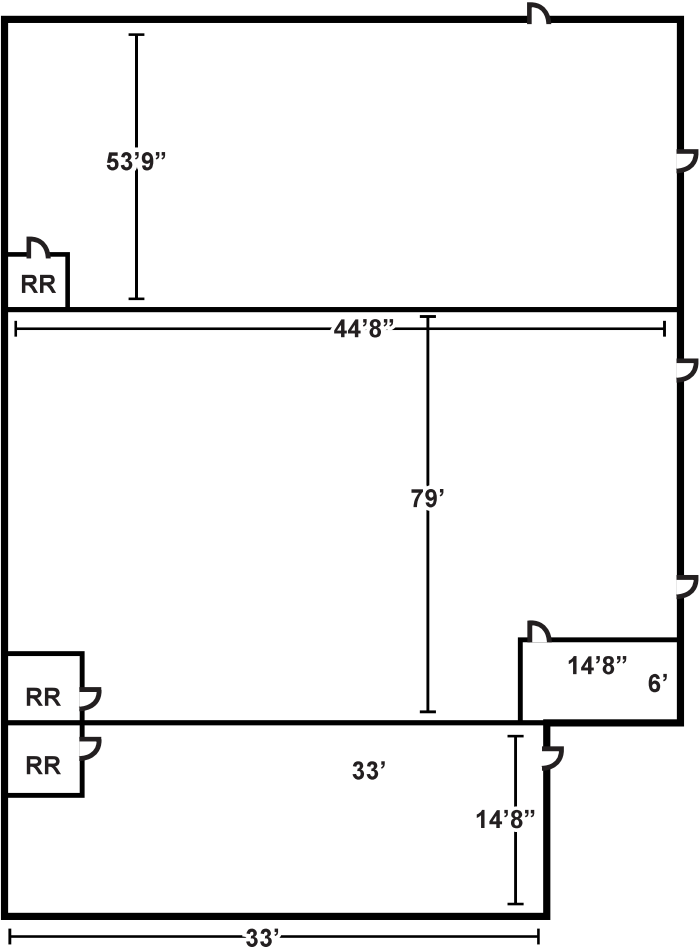
ABOUT THE PROPERTY

SYLMAR | CALIFORNIA

12349

GLADSTONE AVE.

SYLMAR | CALIFORNIA



FLOOR PLAN

*All measurements are approximate and are not to scale.
Measurements are interior measurements. Floor plan does not show all improvements.



GALLERY



GALLERY

LOCATION MAP

KEY DISTANCES



CA-210
1 miles



Bob Hope
3.3 miles

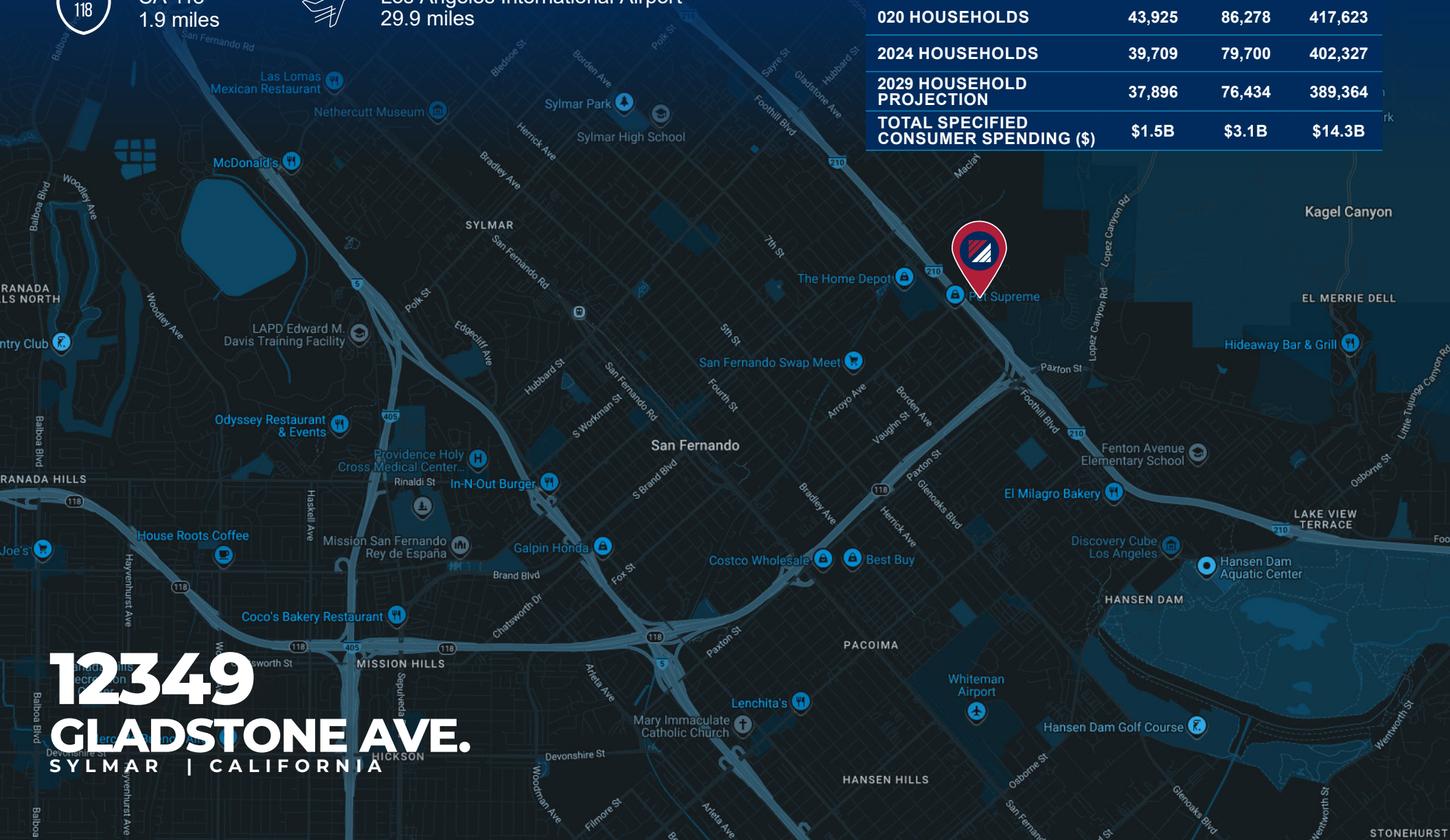


CA-118
1.9 miles



Los Angeles International Airport
29.9 miles

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2020 POPULATION	176,135	331,358	1,271,899
2024 POPULATION	160,954	308,771	1,231,753
2029 POPULATION PROJECTION	154,070	296,850	1,194,019
020 HOUSEHOLDS	43,925	86,278	417,623
2024 HOUSEHOLDS	39,709	79,700	402,327
2029 HOUSEHOLD PROJECTION	37,896	76,434	389,364
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.5B	\$3.1B	\$14.3B



12349
GLADSTONE AVE.
SYLMAR | CALIFORNIA

LOCATION MAP



FREEWAY VISIBILITY
(210 FWY)



24 MILES
FROM DTLA



PORT OF LOS ANGELES
50 MIN | 49 MI
PORT OF LONG BEACH
55 MIN | 51.7 MI



NORTH HOLLYWOOD STATION
16 MIN DRIVE | 11.7 MI
SYLMAR/SAN FERNANDO
(METROLINK)
7 MIN DRIVE | 3.3 MI

