

FOR LEASE

PRIME INDUSTRIAL SPACE ON MAIN STREET

12424 Gladstone Avenue, Front Unit #1, Sylmar, CA 91342



PRICE REDUCED

Front Unit with Street Exposure and Identity
Heavy Power: 600A & 400A Panels, 3ph & Single phase
Fully Air-Conditioned Space with Functional Office Layout
Fenced, Well Maintained Multi-Tenant Industrial Center
Close to Freeways 210, 118, 5, 405 and 170
Near All Amenities and Restaurants

No CAM or Net Charges

Size:	± 10,000 SF POL	Lease Rate/SF:	\$1.45 \$1.38/SF Gross
Loading:	1 GL door 12'x12'	CAM charges:	None
Power:	600A/240-240V/3ph/3W 400A/120-240V/1ph/3W	Lease Term:	3-5 years w/annual increase
		Possession:	Now
Office:	± 2,300 SF / 7 private offices	Parking:	15 spaces
*Clearance:	±12'-14' in shop area	Heat & Cool:	Office & warehouse
Zoning:	M-1	Trash & HVAC Maint:	\$200 per month

Note: *Drop ceiling in the warehouse area with 12' clearance, possible to remove for 14' height. All information on this brochure including but not limited to the power supply to be independently verified. Sizes and measurements are all approximate.



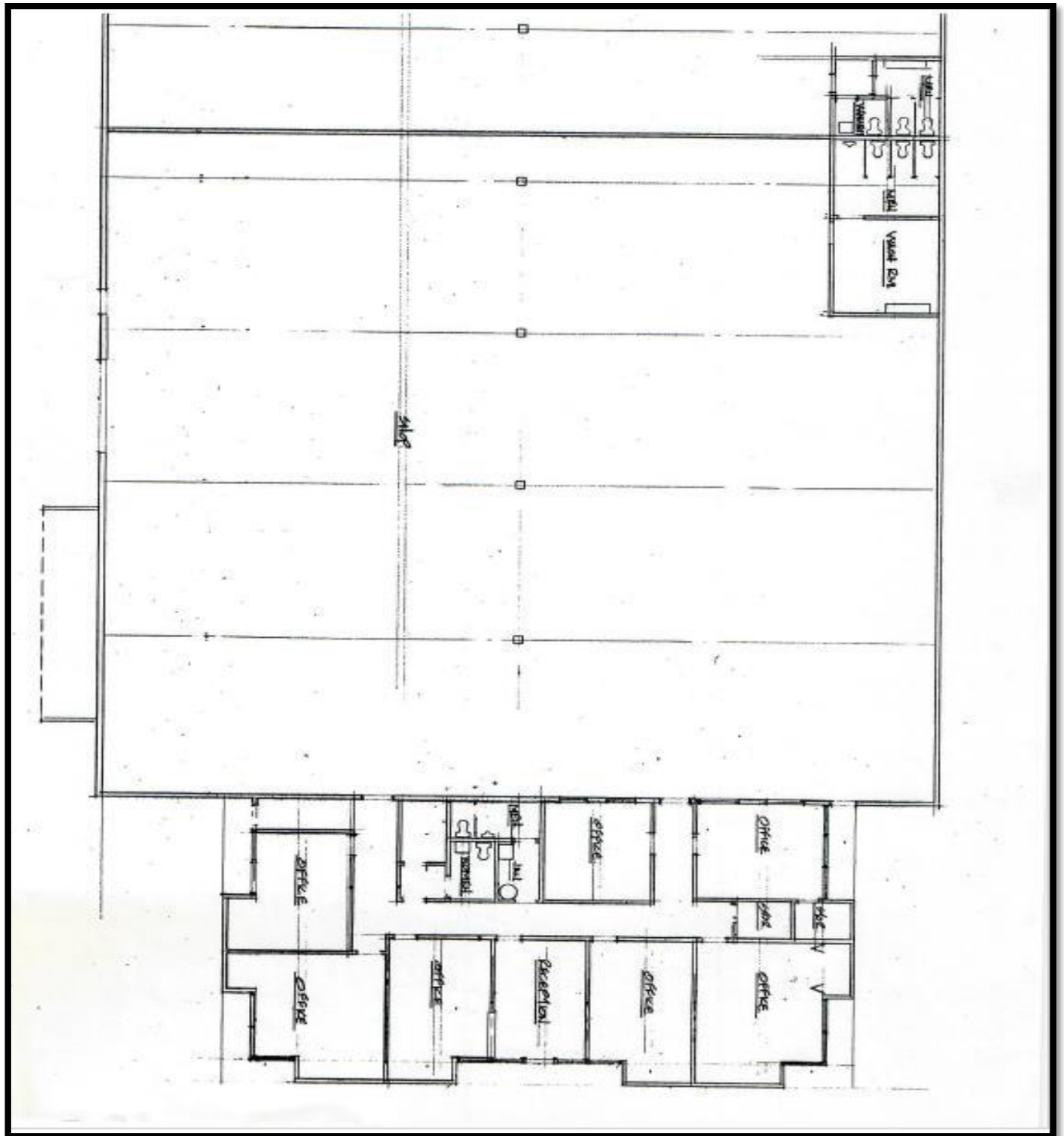
**FOR FURTHER INFORMATION
PLEASE CONTACT:**

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FLOOR PLAN



Gladstone Avenue