

FOR SALE

12970

*Bradley Avenue
Sylmar, CA 91342*

Offering Memorandum

***Industrial Net
Leased Investment***



Brad Kesner

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Executive Summary

12970 Bradley Avenue

Address 12970 Bradley Ave
Sylmar, CA 91342

Assessor Parcel 2506-011-004

Total Lot Size ±115,608 Sq Ft

County Los Angeles

Year Built 1955

Present Zoning LA-M1

Parking ±60 Spaces

Construction Concrete Tilt-up

Asking Price **\$13,200,000**

Improvements

- ±48,759 sq ft of industrial space (Including additional area of ±11,079 sq ft [unpermitted])
- 3-ground level loading doors
- Partially Fire Sprinklered
- Long-term Tenant



Additional Information

12970 Bradley Avenue

Call Agent for more details.

An NDA is required. Please click on the link below to view and download the form. You will need to send back a completed copy of the NDA to bkesner@wilshireag.com



[Click Here for NDA Form](#)



Aerial Photo

12970 Bradley Avenue

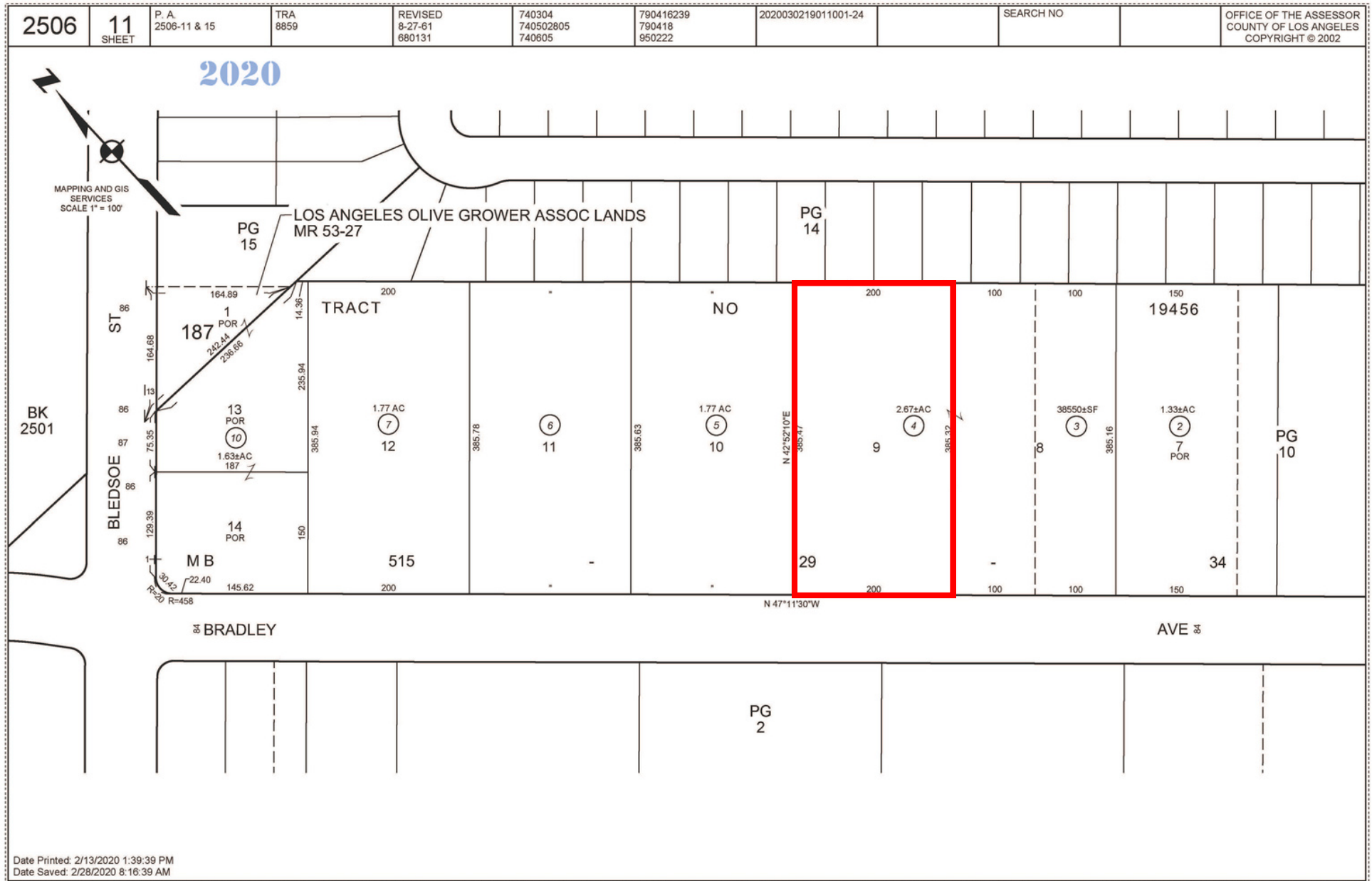


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The information furnished regarding property for sale, rental or financing is submitted subject to errors, omissions, change of price or other conditions, prior sale lease, or withdrawal without notice.



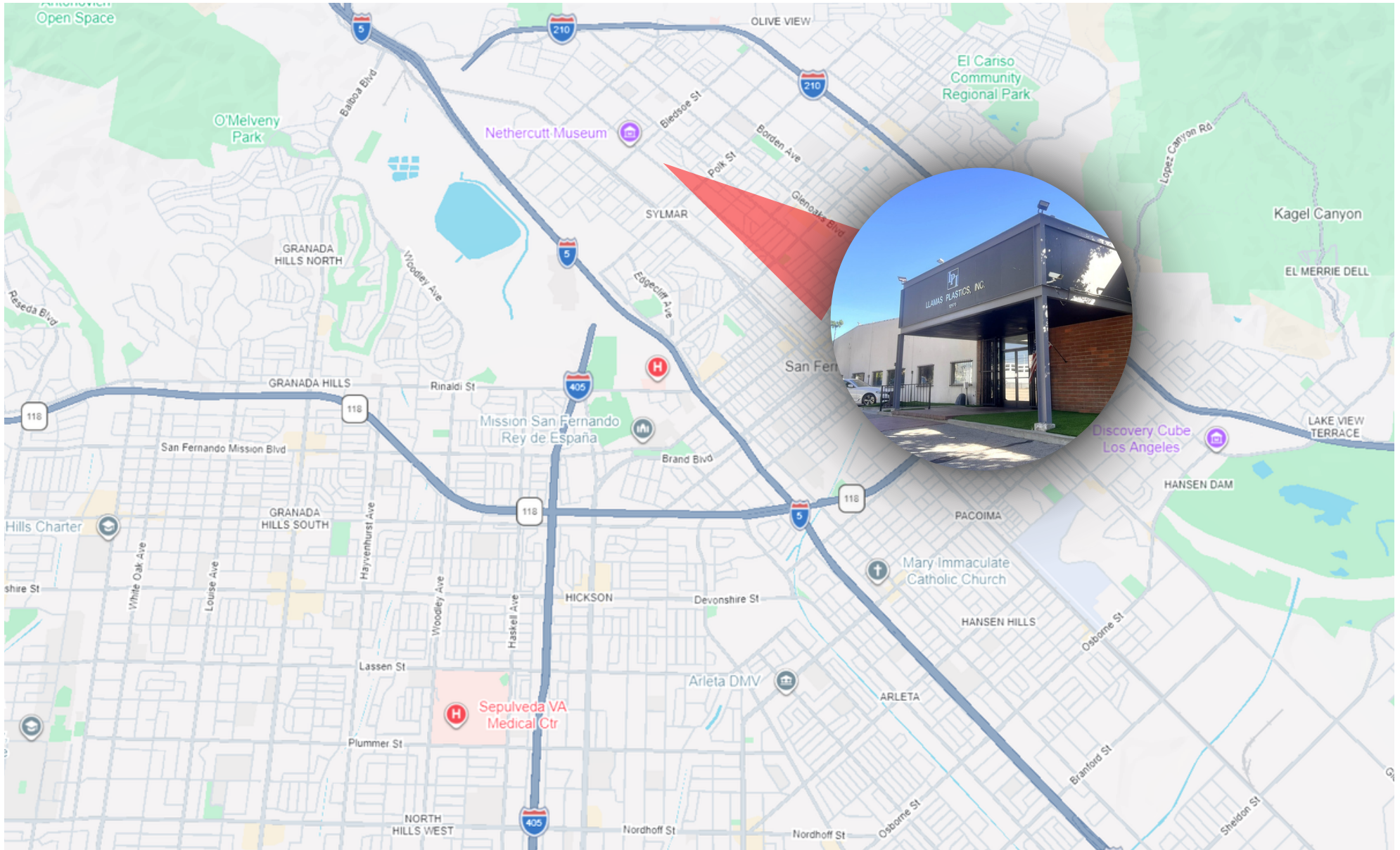
Plat Map

12970 Bradley Avenue



Aerial Map

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Property Photos

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