

# **\$225,000 TI ALLOWANCE** **AVAILABLE!**

Subject to terms acceptable to Landlord - Call Broker for Details



High Image, State-of-the-Art Class A Industrial Building  
Premier San Fernando Valley Location  
LEED Gold Certification



**Play Property Video**



## **143,529 SF AVAILABLE FOR SALE OR LEASE**

**BRAND NEW CLASS A WAREHOUSE / DISTRIBUTION FACILITY | READY FOR OCCUPANCY**

12772 San Fernando Road | Sylmar, CA 91342



**Rexford  
Industrial**

# **NEWMARK**

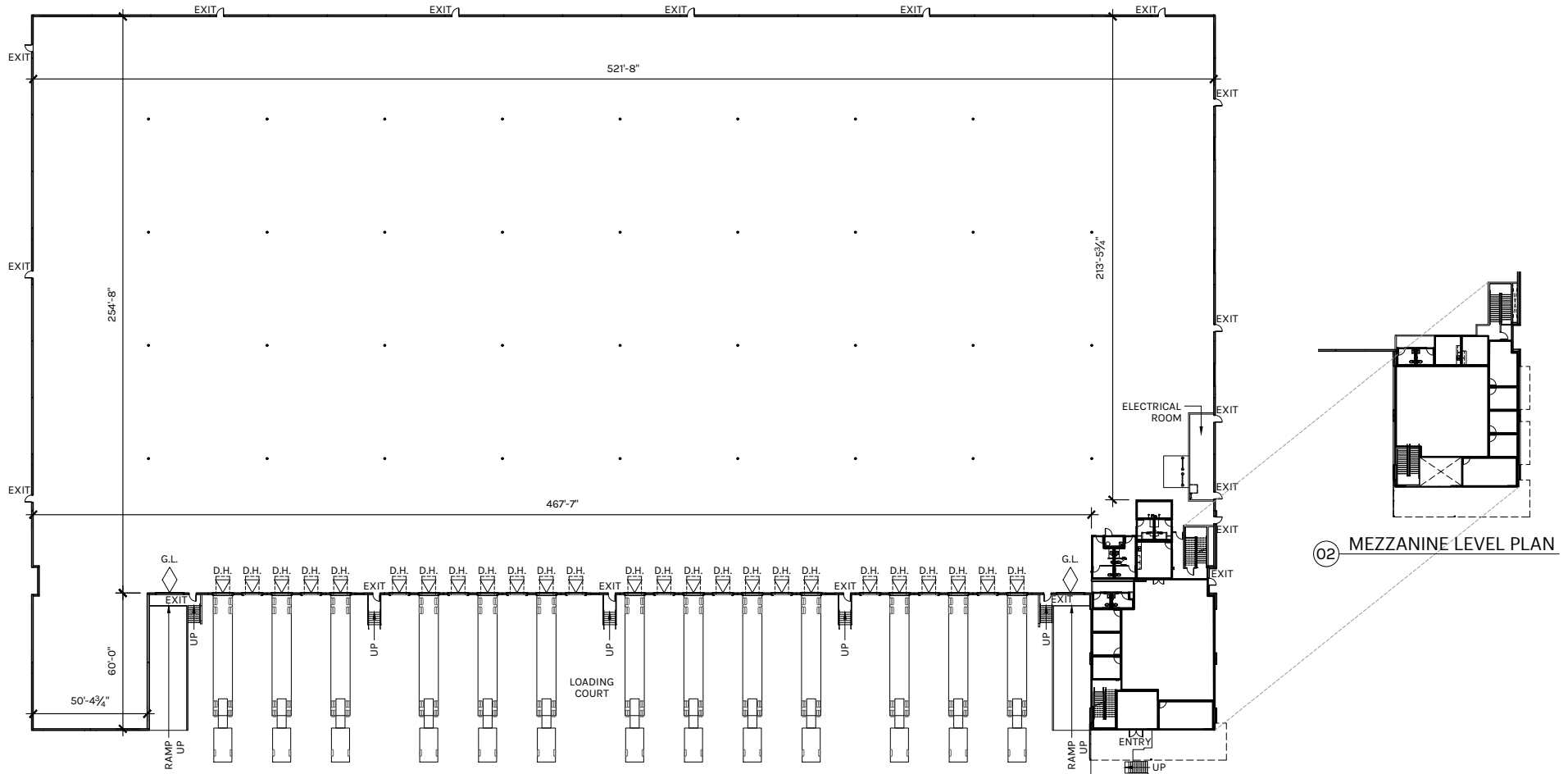


## PROPERTY HIGHLIGHTS

- 143,529 SF
- 4,673 SF First Floor and 3,284 SF Second Floor Office Space
- 32-Foot Clear Height
- 25 Dock High Positions
- 2 Ground Level Doors
- 95 Parking Stalls
- Up to 4000 Amps, 277/480 Volts capacity
- ESFR Sprinklers
- M2 Zoning
- LEED Gold
- LED Lighting Throughout
- 19 EV Charging Stations
- HVLS Fans
- Touchless Plumbing Fixtures
- LED Motion Sensor Warehouse Lighting
- Drought Tolerant Landscaping
- For Lease: \$1.79 NNN per square foot
- For Sale: Price TBD







**WAREHOUSE**  
±135,572 SF

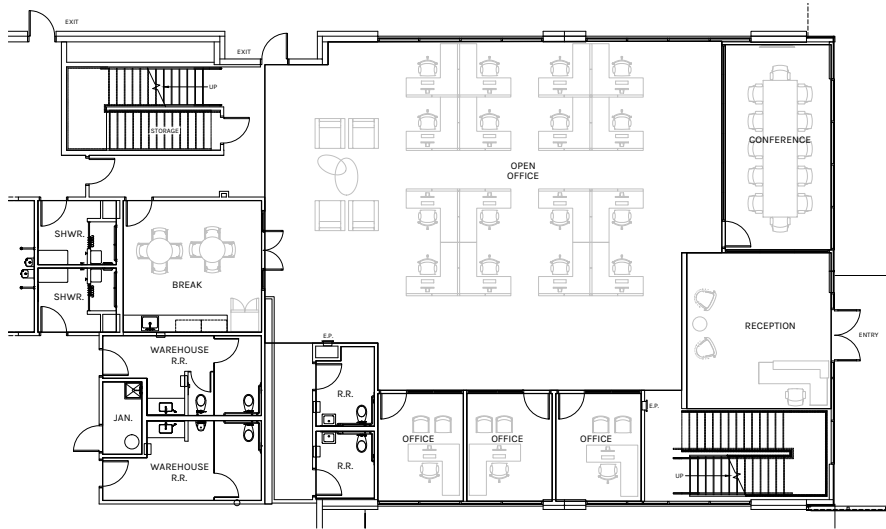
**OFFICE**  
±7,957 SF

**TOTAL**  
±143,529 SF

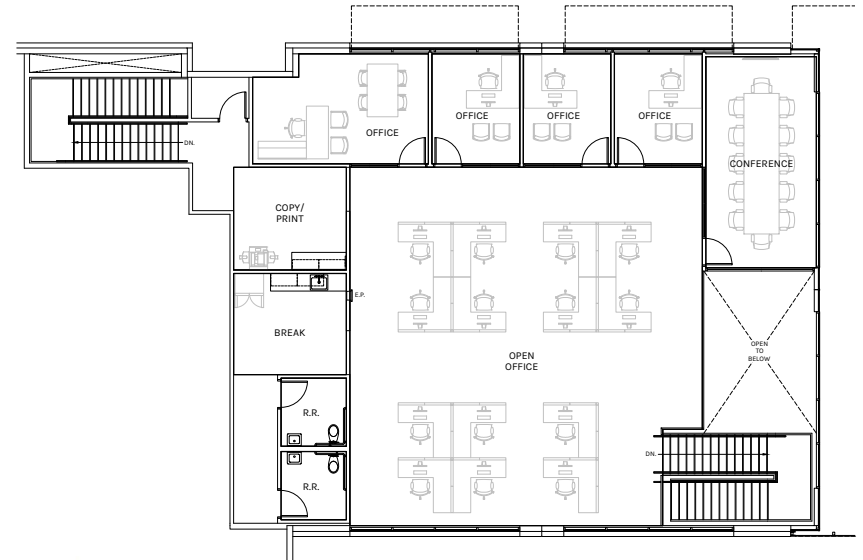
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



## First Floor Office Plan



## Second Floor Office Plan



**FIRST FLOOR**

**±4,673 SF**

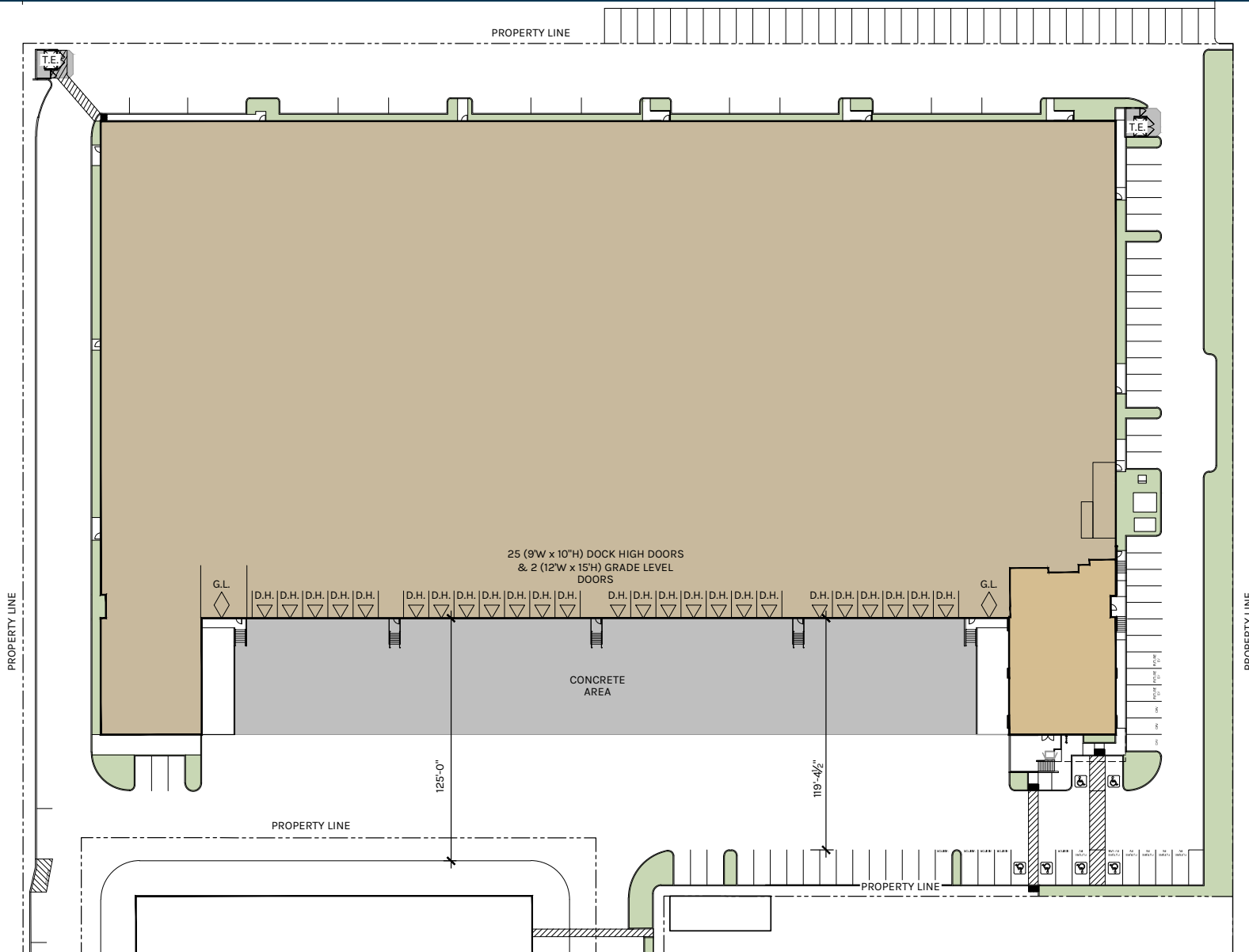
**SECOND FLOOR**

**±3,284 SF**

**TOTAL OFFICE**

**±7,957 SF**

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**WAREHOUSE**  
±135,572 SF

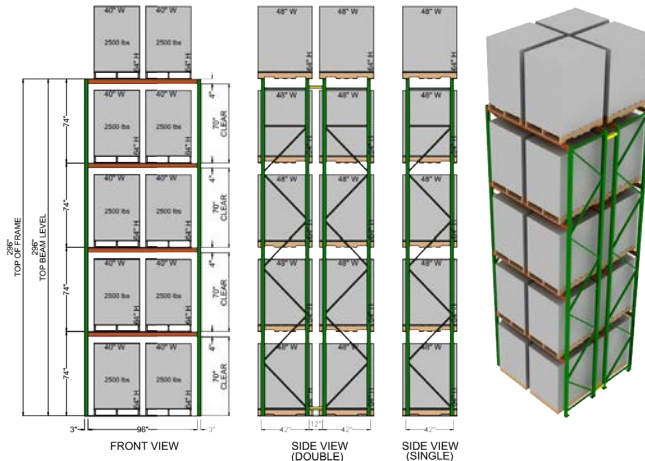
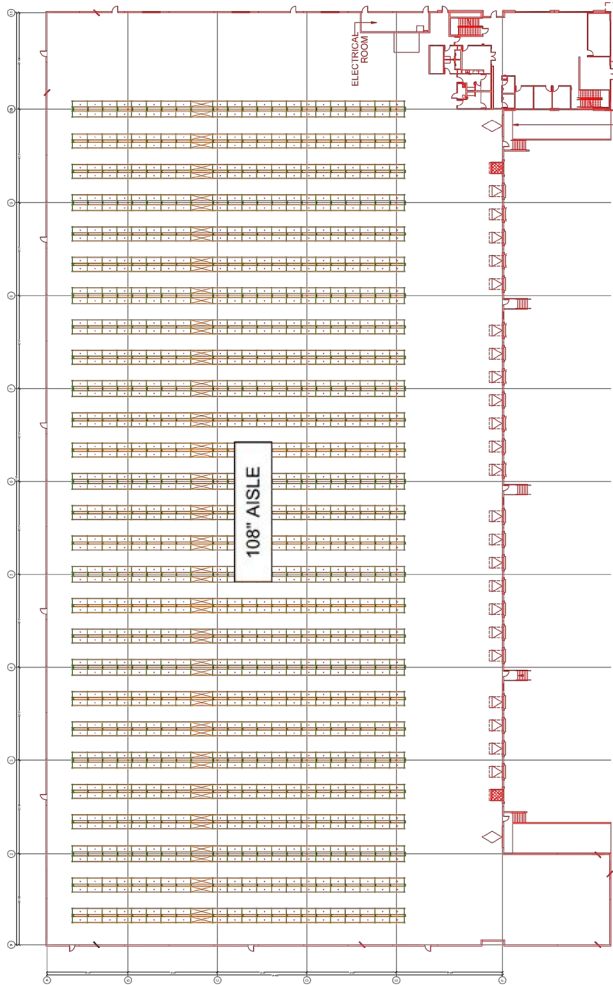
**OFFICE**  
±7,957 SF

**TOTAL**  
±143,529 SF

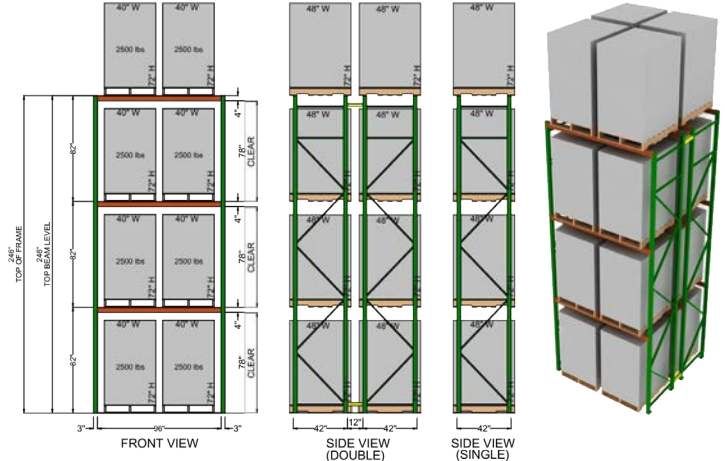
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# Racking Plan

12772 San Fernando Road



Total 64" Pallet Positions 11,826

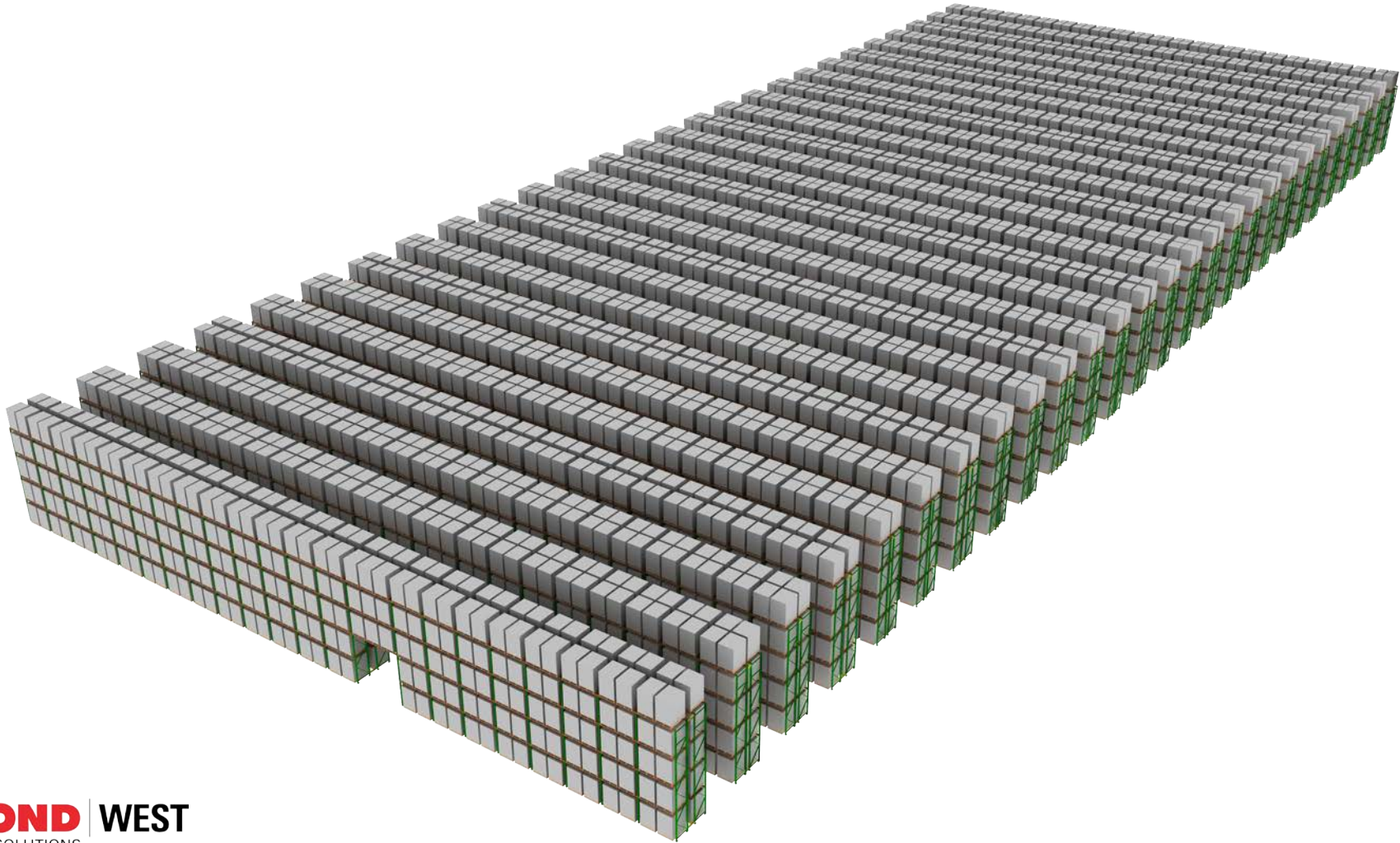


Total 72" Pallet Positions 9,396

**RAYMOND WEST**  
 INTRALOGISTICS SOLUTIONS  
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 Phone: 562.447.5891  
 Email: greg.hanoian@raymondwest.com

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.





**RAYMOND** | **WEST**

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# Property Location

12772 San Fernando Road



**10.5 Miles**  
To Burbank  
Hollywood Airport

**26.3 Miles**  
To Downtown  
Los Angeles

**49.5 Miles**  
To Ports of Los  
Angeles / Long Beach

**I-5, I-210, SR-118**  
Immediate Access  
and Close Proximity



**Rexford  
Industrial**

## Leasing Contacts

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# NEWMARK

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