## DELPHI BUSINESS PROPERTIES, INC.

## 7100 Hayvenhurst Ave, Van Nuys, CA 91406 | 818-780-7878



Delphi Business Properties, Inc.

Industrial For Lease

Building Size 110,608 SF



Property Name: Address: Cross Streets:

## Northeast Valley Industrial Park 12842 Pierce St, Pacoima, CA 91331 Glenoaks Blvd/San Fernando Road

Secure Industrial Park M-2 Zoning -- Heavy Distributed Power Sprinklered -- 2 Loading Doors Close to 5 Freeways

Lease Rate/Mo:	\$15,535	Sprinklered:	Yes	Office SF / #:	1,200 SF / 4
Lease Rate/SF:	\$1.45	Clear Height:	14'-18'	Restrooms:	3
Lease Type:	Modified Gross	GL Doors/Dim:	2 / 12 x 12	Office HVAC:	Heat & AC
Available SF:	10,714 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	10,714 SF	A: 400 V: 120/240 0: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	<b>Construction Type:</b>	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1979	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	No
Taxes:	\$169,369 / 2024	Parking Spaces: 15	/ Ratio: 1.4:1/	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	East SFV
Zoning:	M2-1-CUGU	Specific Use:	Warehouse/Distribution	APN#:	2536016009
Listing Company:	Delphi Business Properties, Inc.				
Agents:	<u>Stuart Leibsohn 818-933-7107, David Hoffberg, SIOR 818-933-7117</u>				
Listing #:	41480458	Listing Date:	11/20/2024	FTCF: CB250N000S000	
Notes:	Co-listed with AIR CRE Non-Member (Adam Camora 818-521-2623). All information contained herein is estimated and must be verified by any potential Lessee prior to				









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