

**±123,974 SF
FOR SUBLEASE**

12154 MONTAGUE ST.

PACOIMA, CA

RARE OPPORTUNITY FOR A PREMIER HQ FACILITY IN EAST SAN FERNANDO VALLEY

A \$17.5 MILLION TRANSFORMATION COMPLETED IN 2023

PROPERTY HIGHLIGHTS



AVAILABLE:
123,974 SF



OFFICE:
**28,580 SF OFFICE AREA -
PORTIONS POTENTIALLY
REMOVABLE TO SUIT**



POWER:
**4000 AMPS,
277/480 VOLTS,
3 PHASE, 4 WIRE**



CLEAR
HEIGHT: **24'**



GROUND LEVEL
LOADING: **6 (1 OVERSIZED)**



DOCK HIGH
LOADING:
3 DOCK



PARKING:
**160 PARKING
STALLS**



YARD:
**PRIVATE, FENCED,
AND SECURE**



SPRINKLERS:
**.20 GPM /
1500 SF**



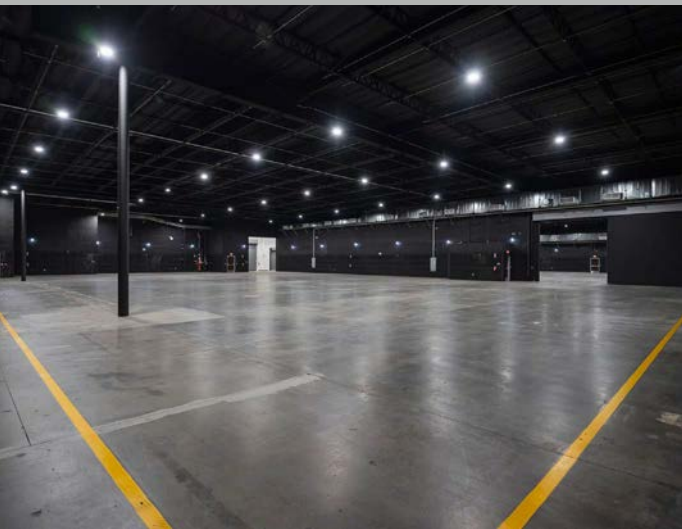
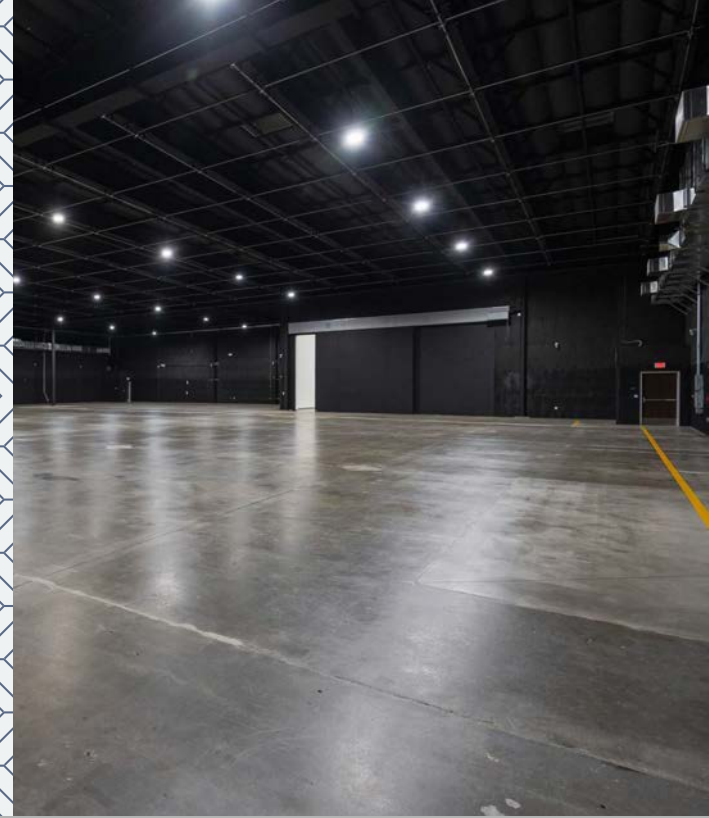
ZONING:
M2

\$17.5M RENOVATION COMPLETED IN 2023:

- ▶ 300-ton chiller, balanced and distributed via 4 air handlers with existing distribution through ducting + Flex Duct connections
- ▶ **4,000 amps** of 277/480 volts distributed equally throughout the warehouse
- ▶ Limited to no columns

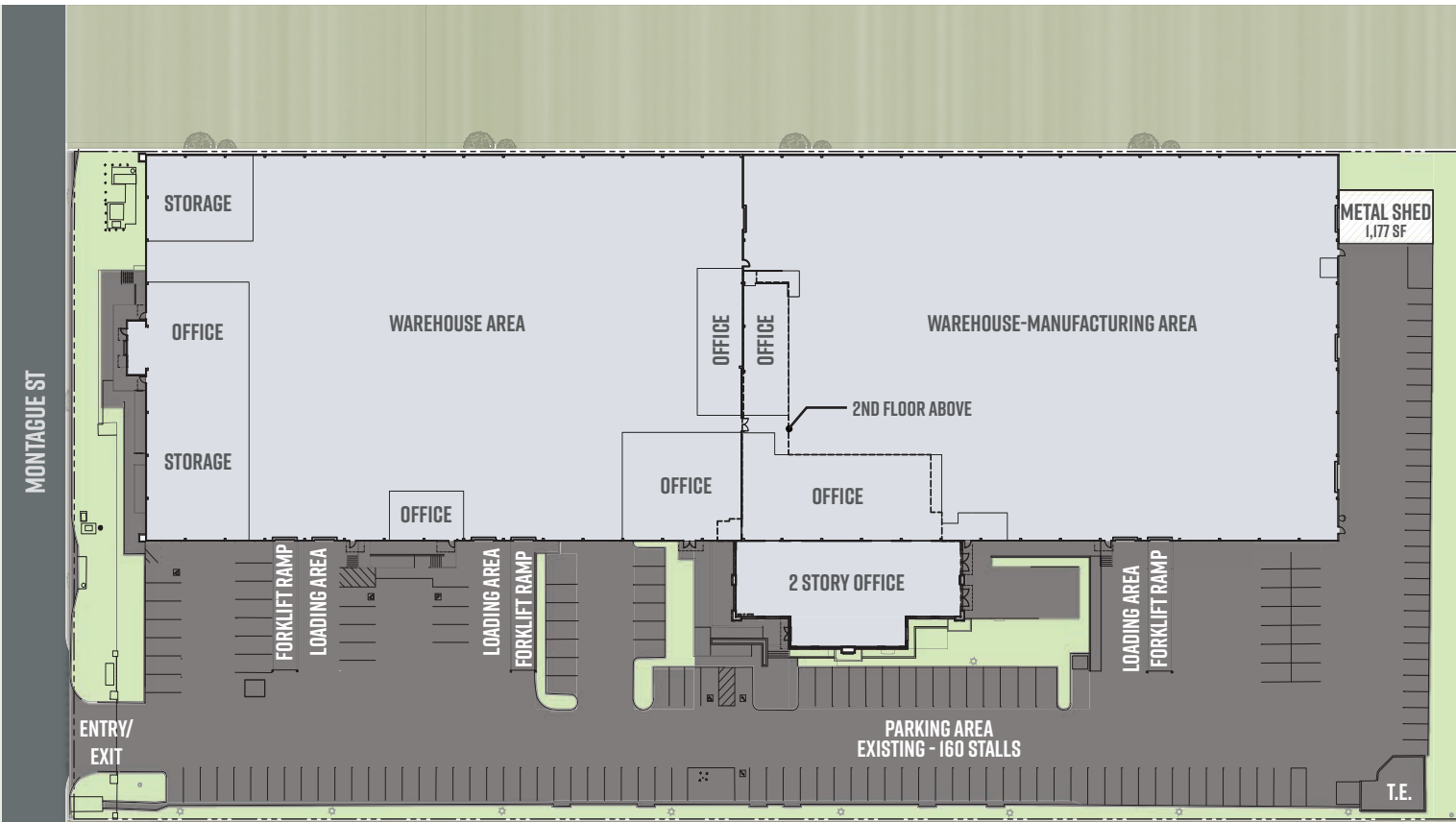


**PRICE PER SF: \$1.29 NNN
NNNs PER SF: \$0.27**



INTERIOR PHOTOS

PROPOSED SITE PLAN



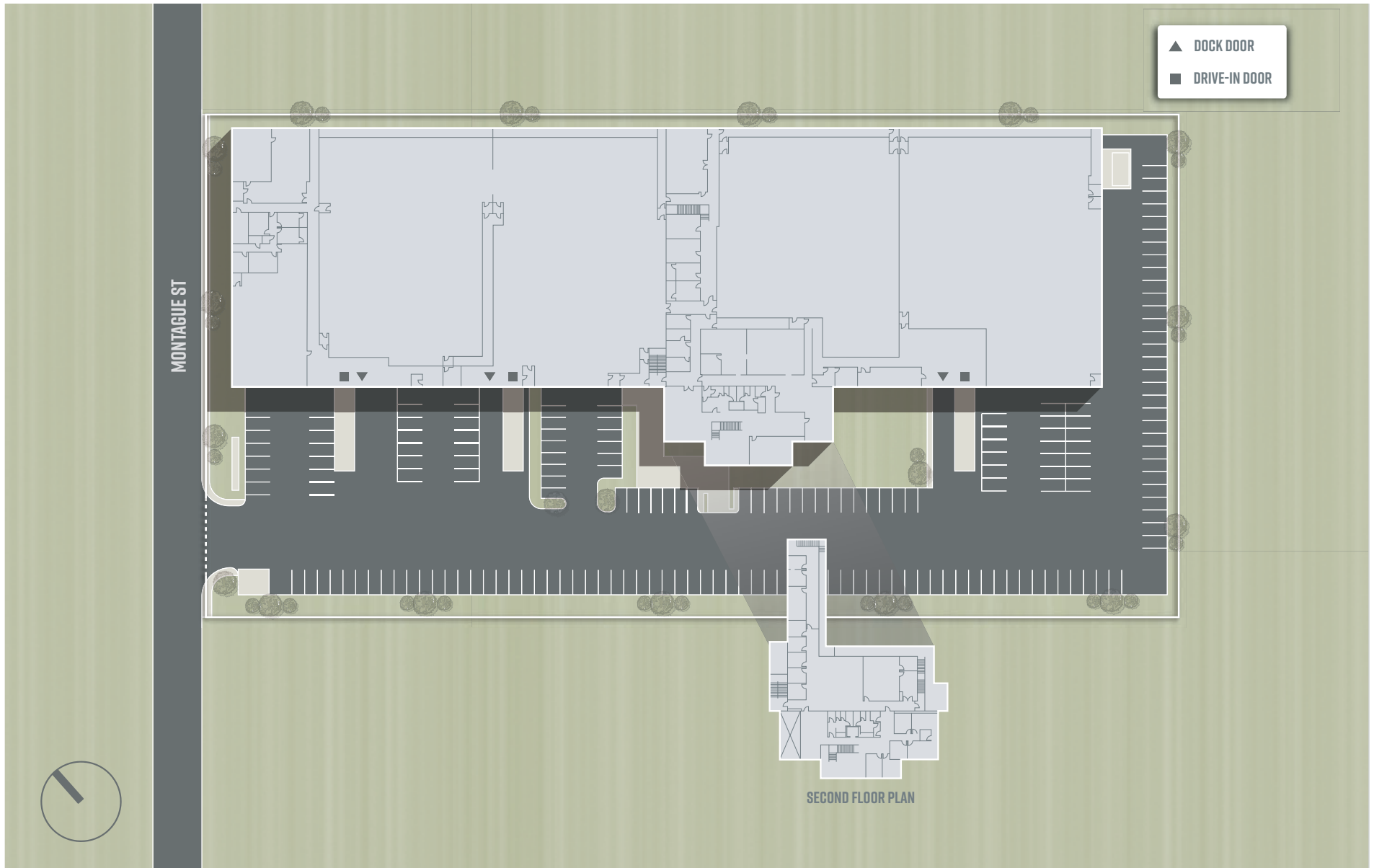
WAREHOUSE
95,394 SF

OFFICE
28,580 SF

TOTAL
123,974 SF

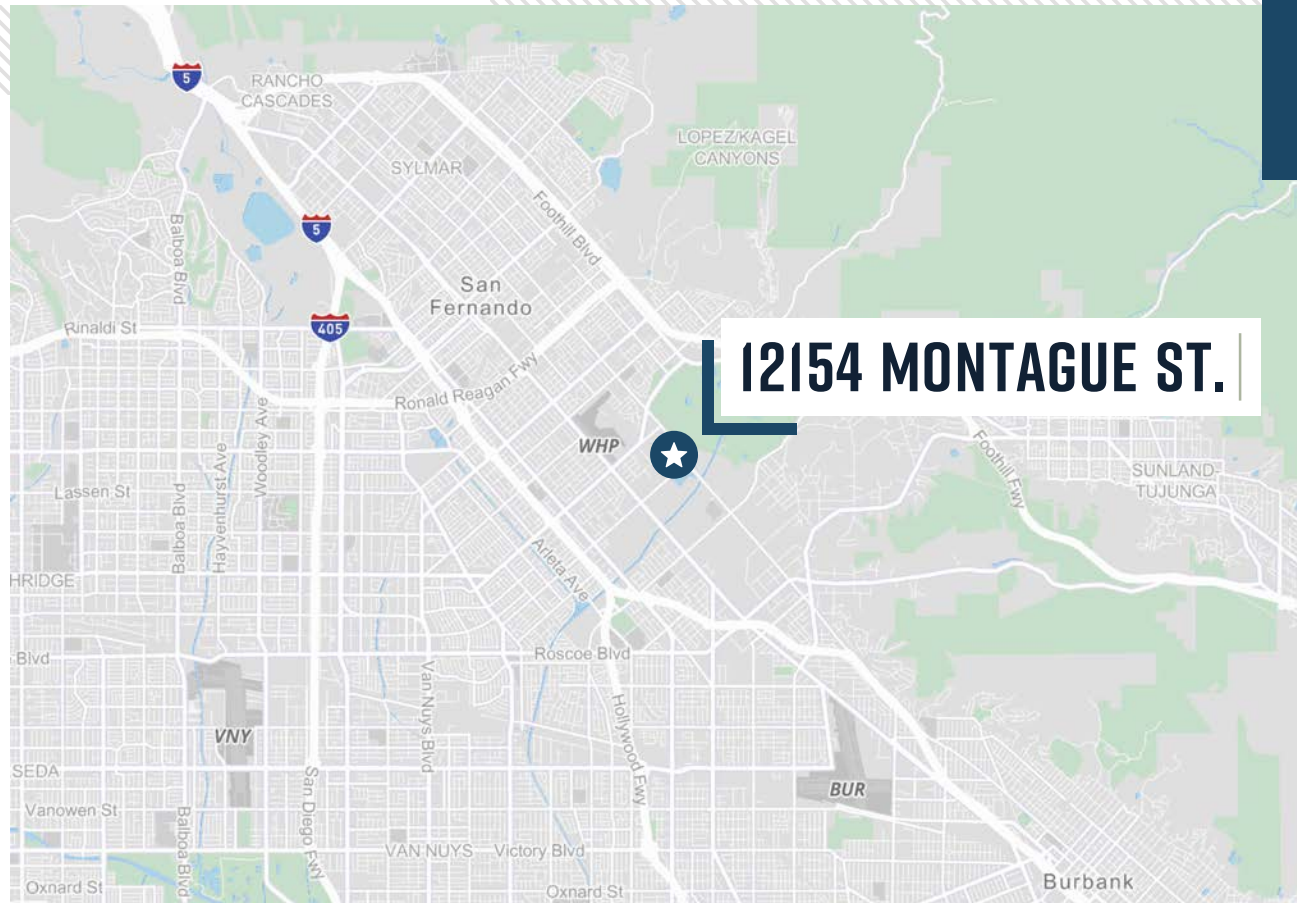


CURRENT SITE PLAN



HQ WITH UNRIVALED ACCESS & AMENITIES

PACOIMA, CALIFORNIA, situated in the San Fernando Valley, presents a dynamic market with a notable emphasis on industrial use and increasing proximity to the entertainment industry. The area is recognized as a promising location for commercial real estate investment and business establishment, supported by local authorities and ongoing redevelopment initiatives. Some of the key industries and business types found in Pacoima include manufacturing and production, logistics and distribution, aerospace and defense, automotive, and construction. The city is home to approximately 75,000 residents, with a real estate market that includes a mix of residential and commercial properties, appealing to both working-class families and investors due to its relative affordability compared to other parts of Los Angeles as well as its strategic proximity to major highways like the I-5 and 210.



12154 MONTAGUE ST.

- ▶ **Premier Class A Headquarter facility in East San Fernando Valley**
- ▶ **Immediate access to I-5, I-210 and Hwy-118**
- ▶ **Close proximity to Burbank, Glendale and Downtown Los Angeles**
- ▶ **15 minutes to Burbank Media Center (i.e. Warner Bros., ABC, New York Film Academy, etc.)**

12154 MONTAGUE ST.

PACOIMA, CA



FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL BOGLE

Senior Vice President

Lic. 01797136

+ 1 818 907 4746

michael.bogle@cbre.com

CBRE

©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.