

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The background image shows the exterior of a large, single-story industrial building with a light-colored facade and a dark green roofline. A concrete walkway leads to the entrance, which is partially obscured by a white brick wall. The wall has the number "12740" and signs that say "NO ENTRY" and "PLEASE USE SIDE DOOR". There are several palm trees and other greenery in the foreground and background under a clear blue sky.

For Lease

12740 San Fernando Rd Sylmar, CA 91342

25,600 SF Industrial Building

David Harding

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Building Highlights



Excess Land



Renovated Building
with New Offices



Fenced Yard

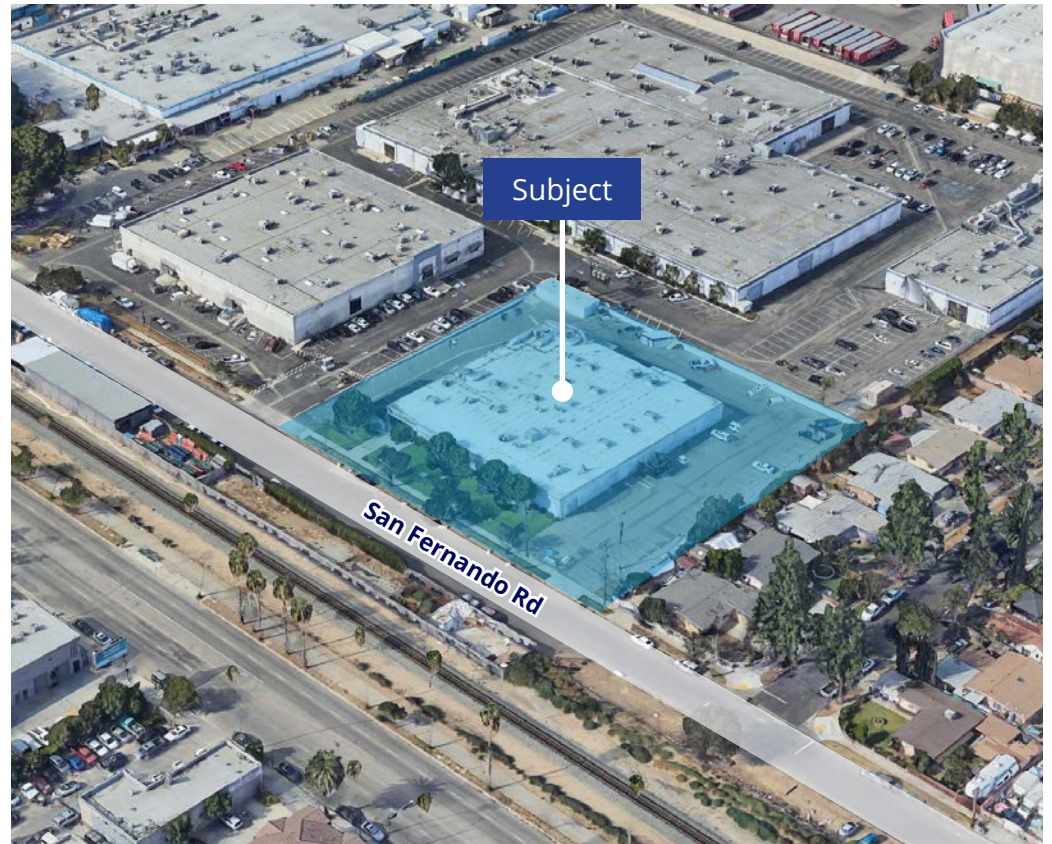


Proximate to 5, 210, 118
& 405 Freeways



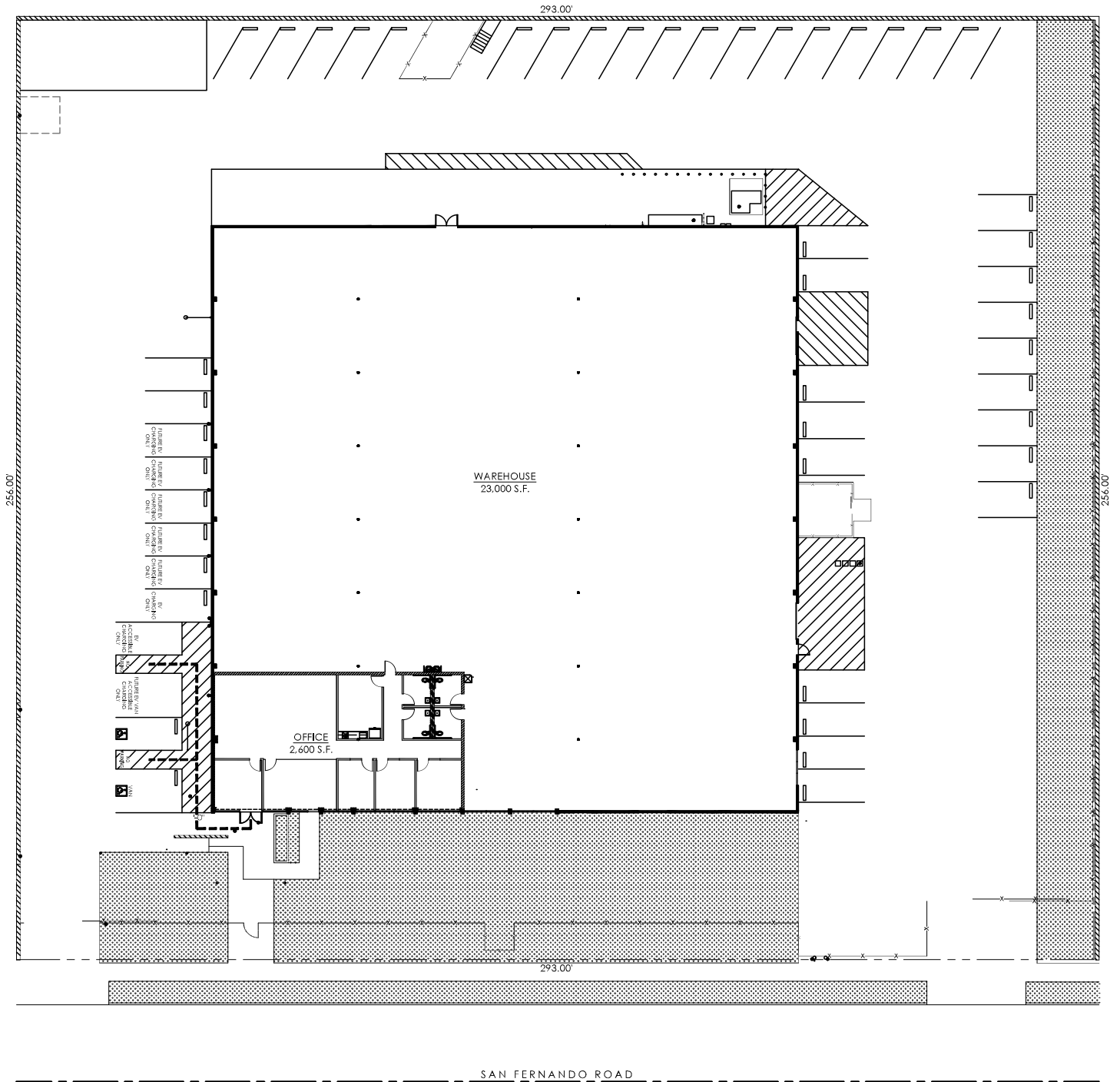
Heavy Power!
1600A, 480V

Available SF	25,600
Monthly Rent	\$40,704
Lease Rate/SF	\$1.59 NNN / Op.Ex. \$0.11
Lot Size	1.72 AC / 75,008 SF
Clear Height	13'
GL Doors	2
Power	1600A, 480V, 3Ph, 4W
Parking Spaces / Ratio	85 / 3.37:1
Office SF	2,556
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	LAM2
Possession	2/1/25
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Site Plan



Freeway Access Map





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Contact Info

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