

For Lease

55,514 SF Industrial Building

10349 Norris Ave
Pacoima, CA 91331



10349

Accelerating success.

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Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203

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Building Highlights



26' Clear Height



Dock High & Oversized
Ground Level Loading



High Image Tilt-Up,
Corner Location



Gated, Concrete Yard
with Ample Lighting



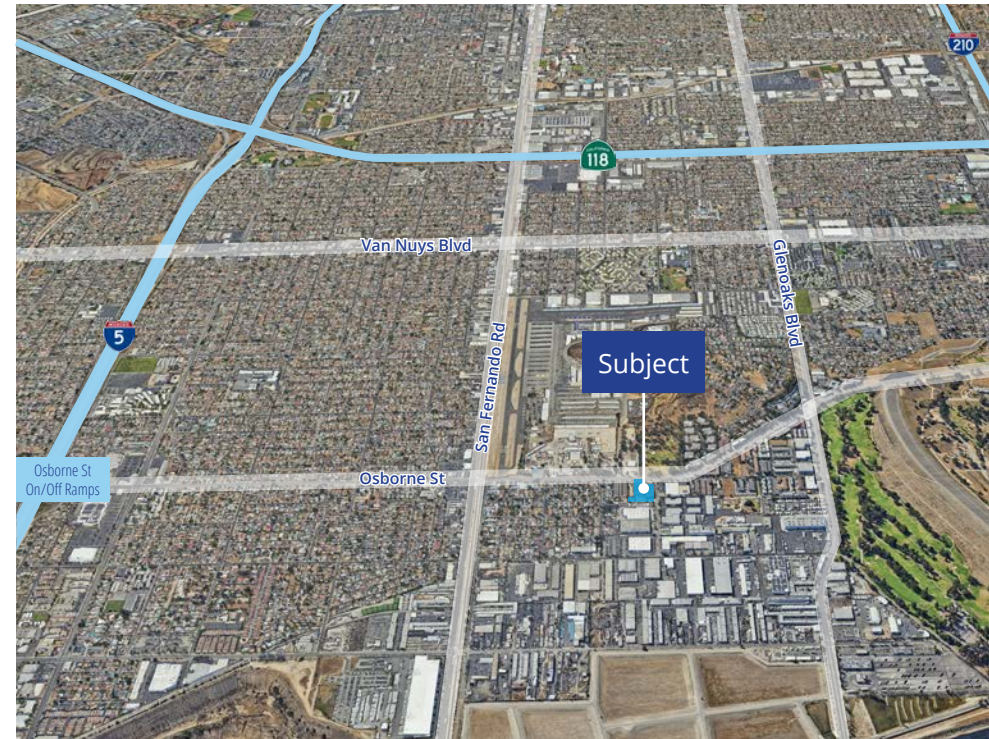
Heavy Power
3000 Amps / 480 Volt



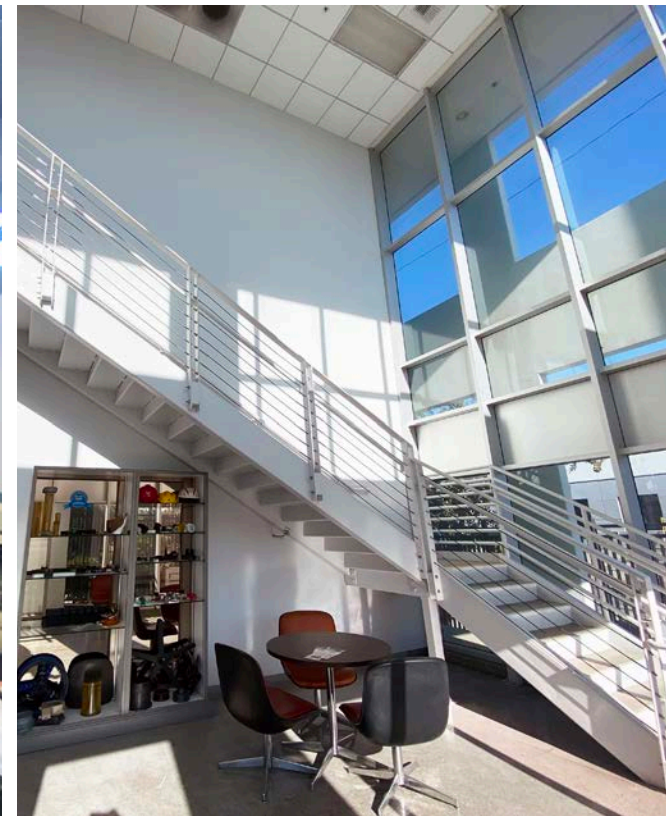
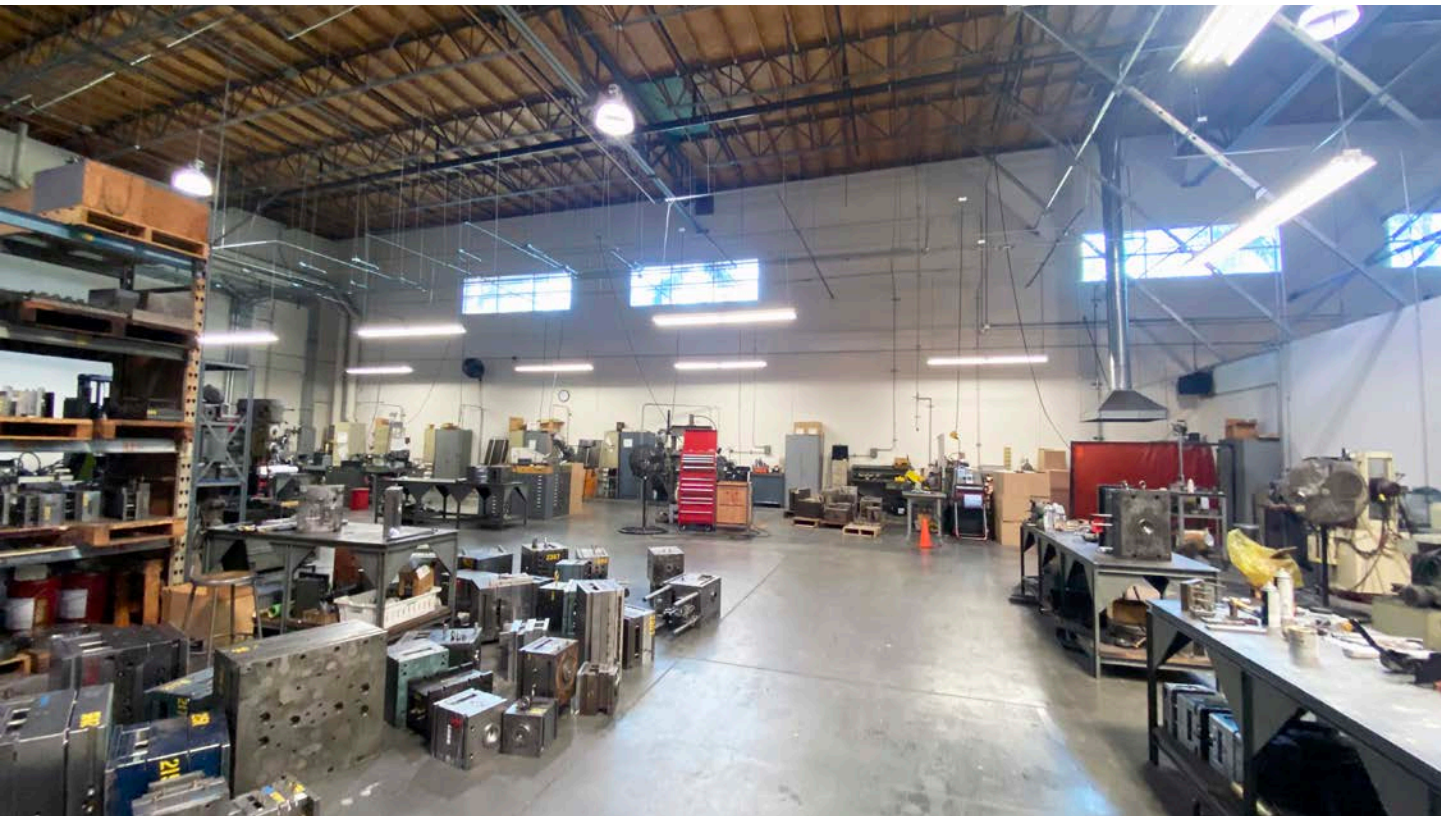
Easy Access to 5, 118,
170 & 210 Fwys

Available SF	55,514
Monthly Rent	\$77,164.46
Lease Rate/SF	\$1.39 NNN
Operating Expenses/SF	\$0.20
DH Doors / Dim	2 / 10'x10'
GL Doors / Dim	1 / 15'x15'
Power	3000A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	62 / 1.12:1 (More Parking Available with Additional Tandem Parking)
Office SF	6,516 (Ground Floor Office + 720 SF Mezz. Office)
Restrooms	6
Yard	Full Concrete Yard / Wrought Iron Fencing
Zoning	LAMR1
Other	Right of First Offer to Purchase Available
Possession	Call Agent
To Show	Call Agent

Notes: Building size includes 4,528 SF of storage mezzanine plus an additional 4,332 SF of bonus mezzanine is not included. Quoted electrical service is based on power panel info, which may not be accurate. Tenant is responsible to verify actual service with licensed electrician & confirm zoning for use before signing lease.

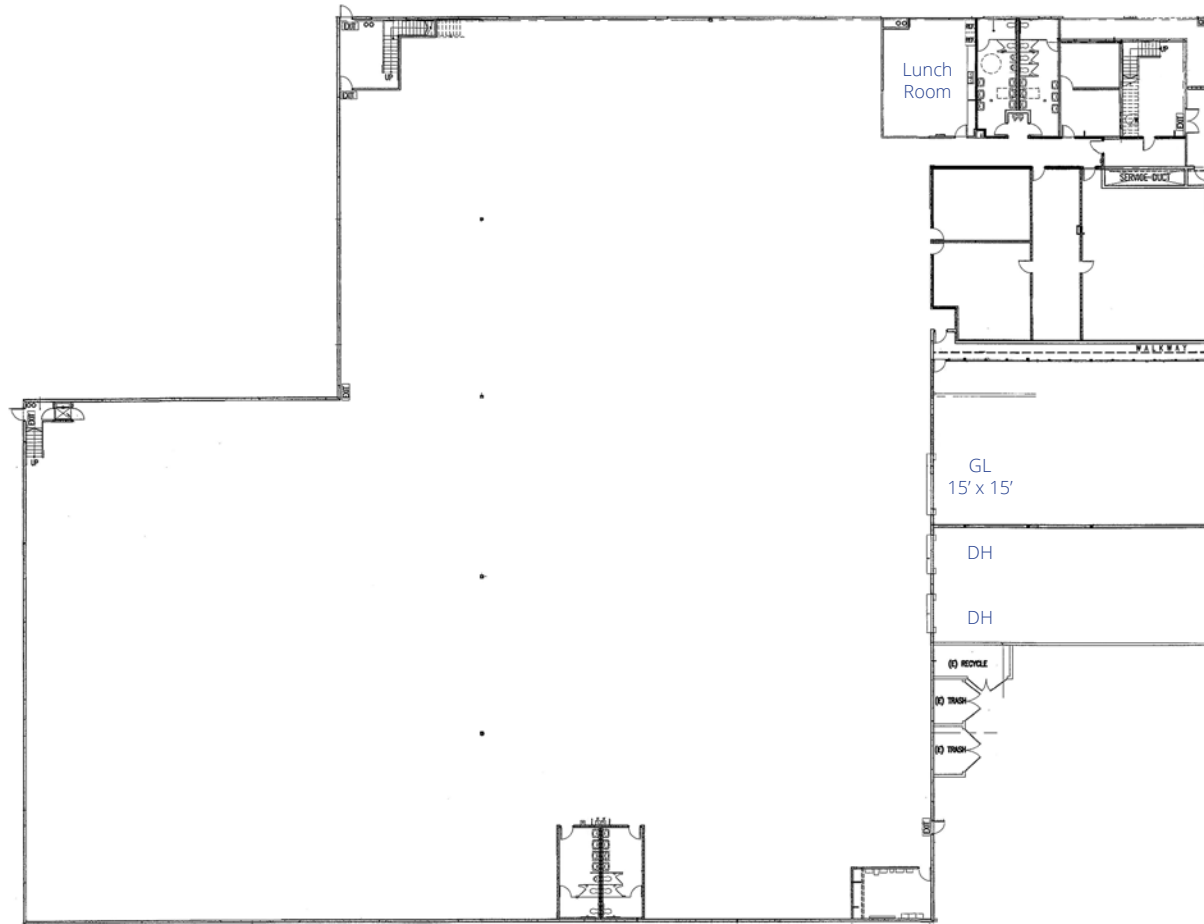


Photos

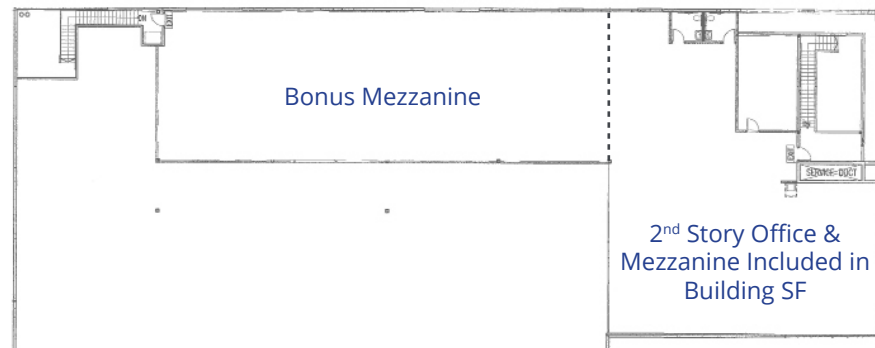


Layout

Ground Level



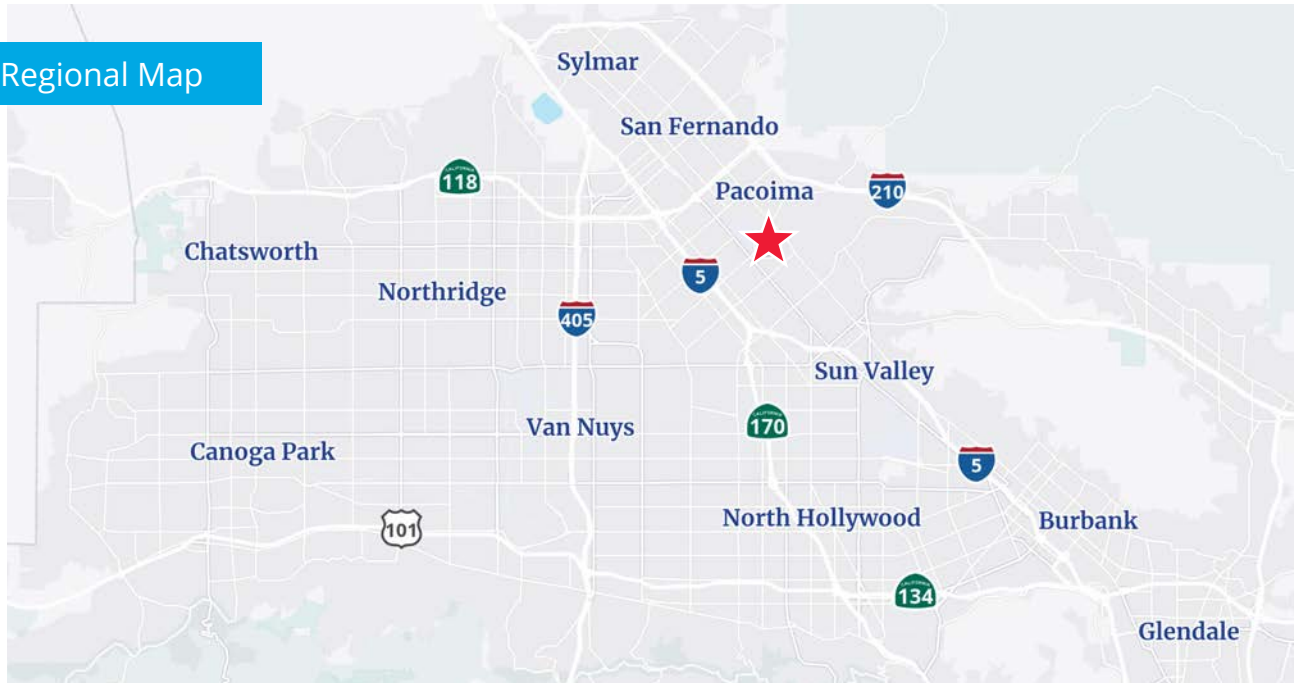
Mezzanine Level



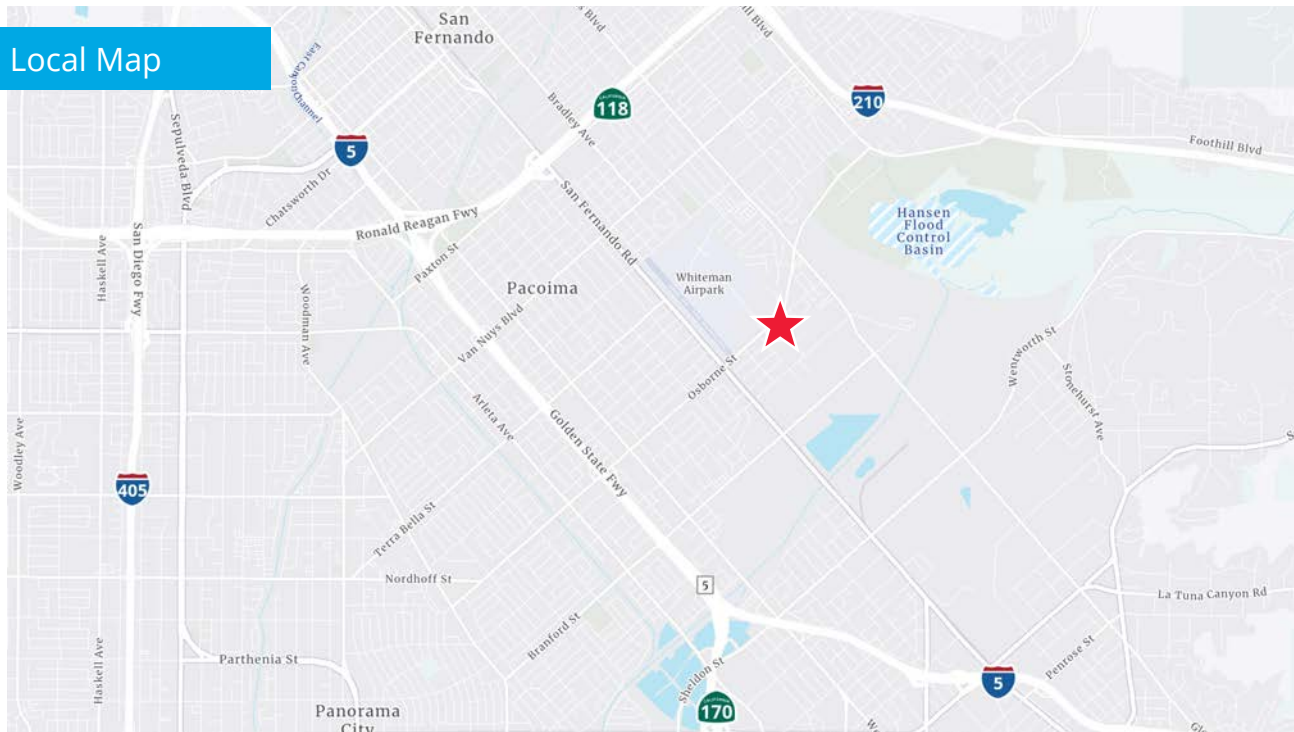
Note: 4,332 SF of mezzanine is not included in square footage.

Location Maps

Regional Map



Local Map





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Contact Info

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