



For Lease

North East Valley Business Center
13171 Telfair Ave, Unit C, Sylmar, CA

5,411 SF Industrial Flex Space



100% Air Conditioned
Flex Facility



Beautifully
Landscaped Campus



Quick access to 5, 405,
210 & 14 Freeways



3.88:1 Parking Ratio



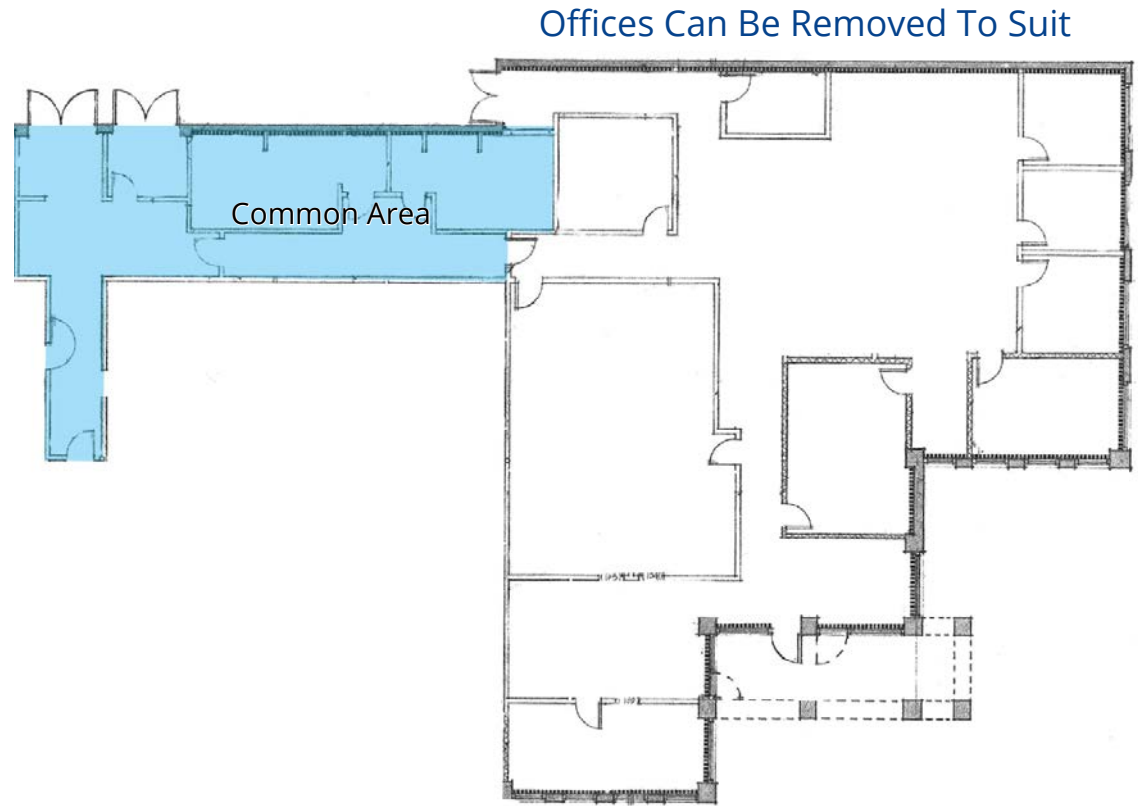
Property Information

Available SF	5,411
Lease Rate/SF	TBD
Clear Height	12'
GL Doors / Dim	1 / 5'x8'
Power	A:200, V:480, Ph:3, W:4
Warehouse HVAC	Yes
Sprinklered	Yes
Office SF / #	2,500 / 5
Restrooms	2
Parking Spaces / Ratio	21 / 3.88:1
Zoning	M1
Possession	Now
To Show	Call Agent

Notes: Panel is shared with neighboring tenant. 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.

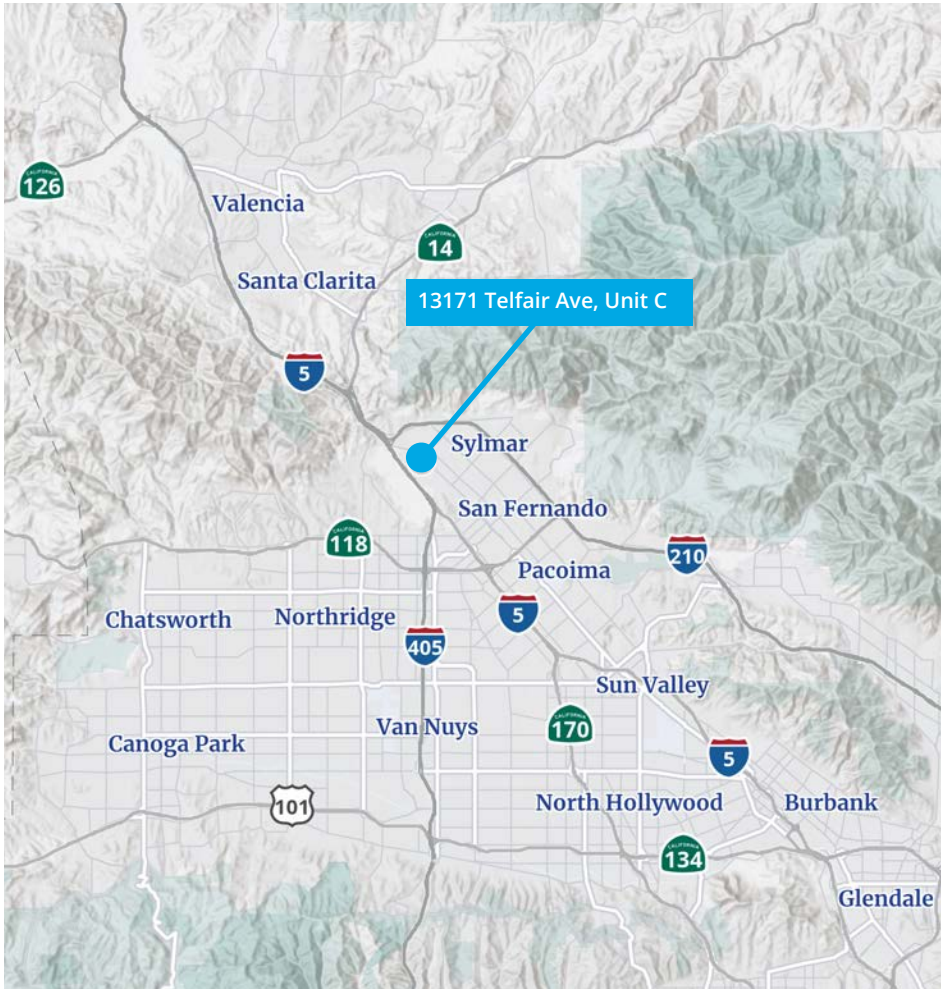


Property Aerial & Site Plan

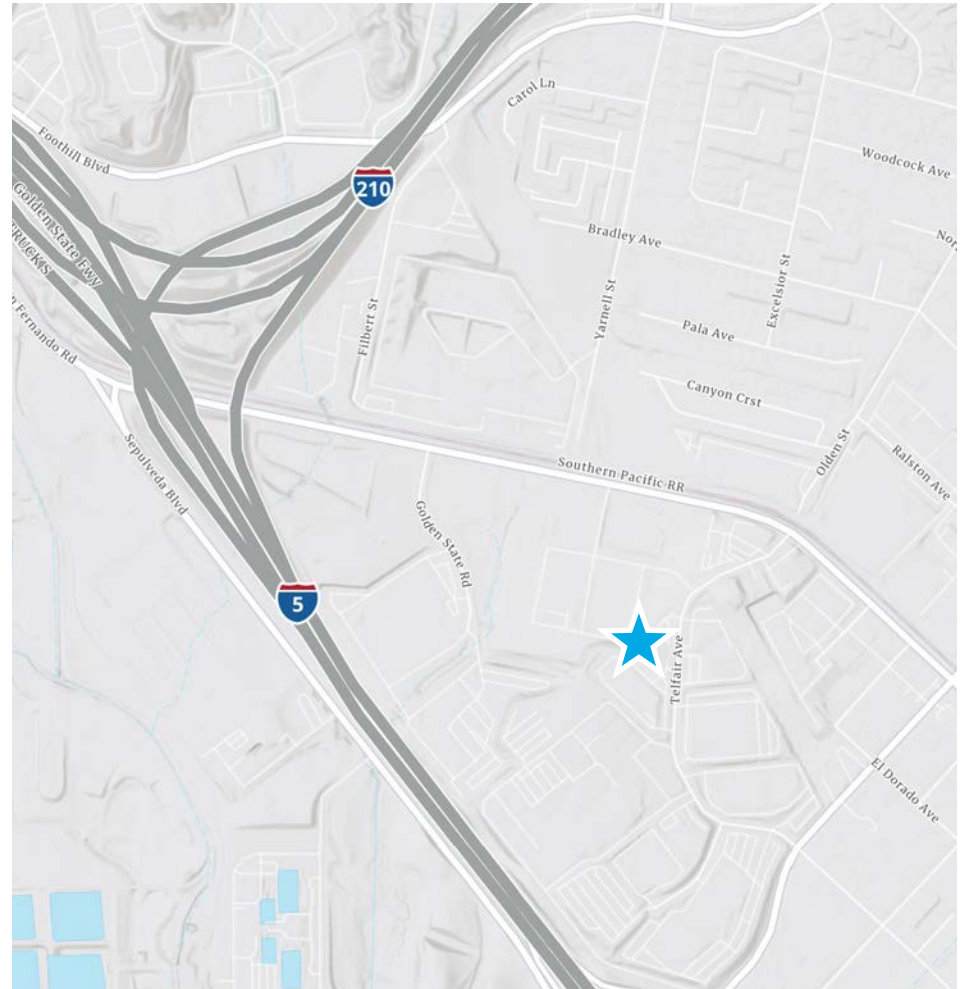


Location Maps

Regional Map



Local Map





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COLLIERS

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