

Available SF 22,584 SF

Industrial For Lease

Building Size 134,910 SF



Property Name: Northeast Valley Industrial Park
Address: 12882 Pierce St, Pacoima, CA 91331
Cross Streets: Pierce St/San Fernando Rd

Secure Industrial Park
 M-2 Zoning - Fully Sprinklered
 2 Dock High Doors - Excellent Truck Access
 Close to 5 Freeway

Lease Rate/Mo: \$32,747
Lease Rate/SF: \$1.45
Lease Type: Modified Gross
Available SF: 22,584 SF
Minimum SF: 22,584 SF
Prop Lot Size: POL
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$169,369 / 2024
Yard: No
Zoning: M-2

Sprinklered: Yes
Clear Height: 14'-18'
GL Doors/Dim: 0
DH Doors/Dim: 2 / 12'x10'
A: 400 V: 120-240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979
Whse HVAC: No
Parking Spaces: 30 / **Ratio:** 1.3:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,200 SF / 3
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 07/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: East SFV
APN#: 2536016009

Listing Company: Delphi Business Properties, Inc.
Agents: [Stuart Leibsohn 818-398-1825](#), [David Hoffberg, SIOR 818-933-7117](#)

Listing #: 42700264

Listing Date: 05/30/2025

FTCF: CB250N000S000

Notes: All information contained herein is estimated & must be interdependently verified. Subject to termination of existing lease. Shop office - approx. 650 - lunch room & showroom in warehouse. Base year CAM included in rent. Taxes are for entire park. Agent DRE Lic # Stuart Leibsohn 00872353 / David Hoffberg 00912890.

