

STATE OF THE ART DEVELOPMENT IN NORTH LOS ANGELES

FOR LEASE

15191 BLEDSOE ST
SYLMAR, CA 91342



*CURRENT CONSTRUCTION AS OF 1/23/2026

BUILDING SIZE

±87,010 SF

CLEAR HEIGHT

36' min.

GROUND FLOOR OFFICE

3,134 SF

MEZZANINE SIZE

3,207 SF



Jones Lang LaSalle Brokerage Inc. License # 01856260

15191 BLEDSOE ST . SYLMAR

PROPERTY HIGHLIGHTS

BUILDING AREA

87,010 SF

GROUND FLOOR OFFICE

3,134 SF

CLEAR HEIGHT

36' MIN.

MEZZANINE SIZE

3,207 SF



3.68 ACRE SITE



4,000 AMPS



10 DOCK HIGH POSITIONS



5 GRADE LEVEL DOORS



1.23/1,000 SF AUTO PARKING



50' X 56' TYPICAL BAY SPACING



CLOSE PROXIMITY TO 5, 210, 118, & 405 FREEWAYS



ESFR SPRINKLER SYSTEM



2.5% SKYLIGHTS



SUSTAINABLE LANDSCAPING



SIGNIFICANT UTILITY CAPACITY:



ELECTRICAL: 4,000A/277-480V/3P/4W

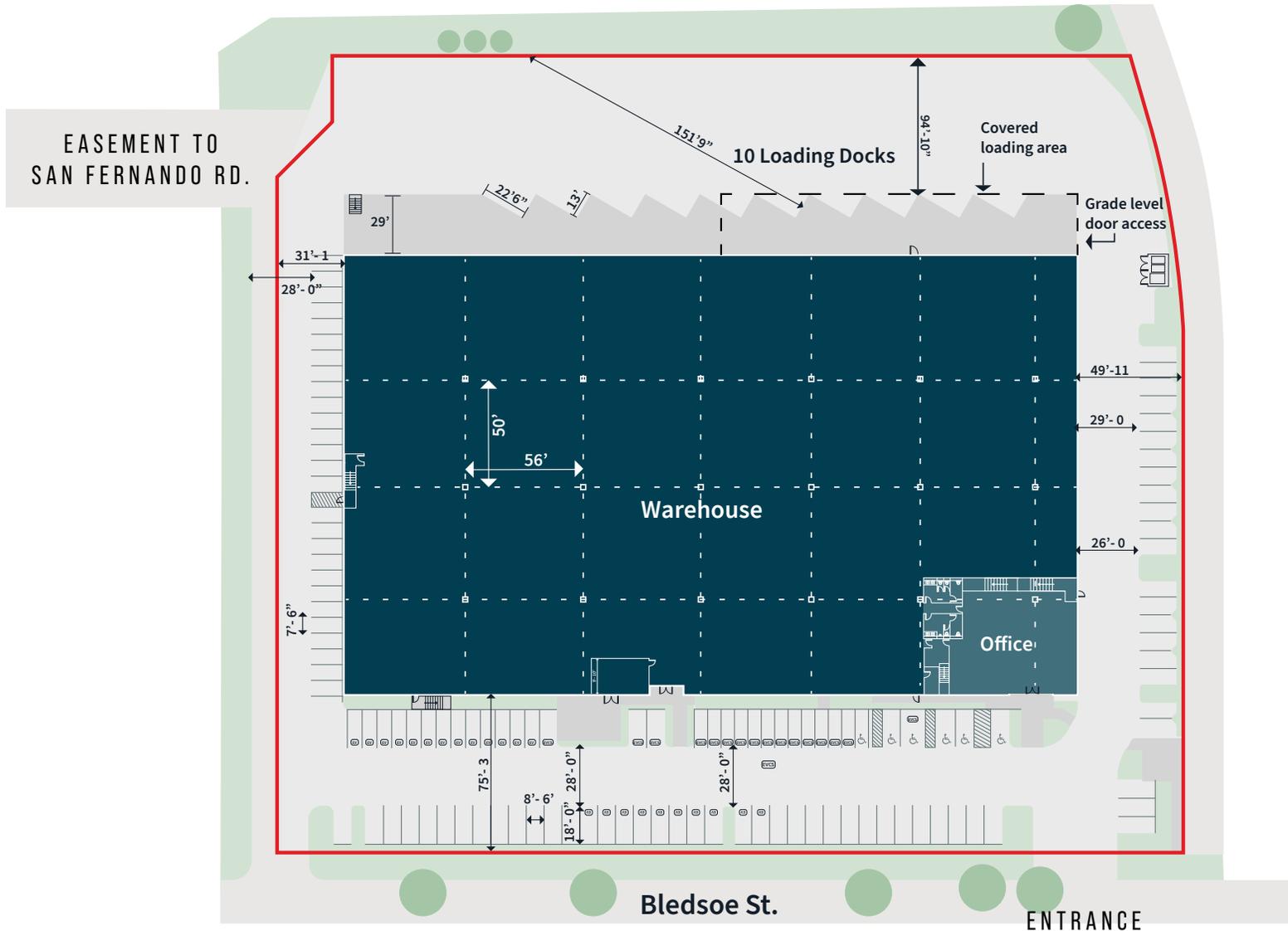


WATER: 3" DOMESTIC WATER LINE



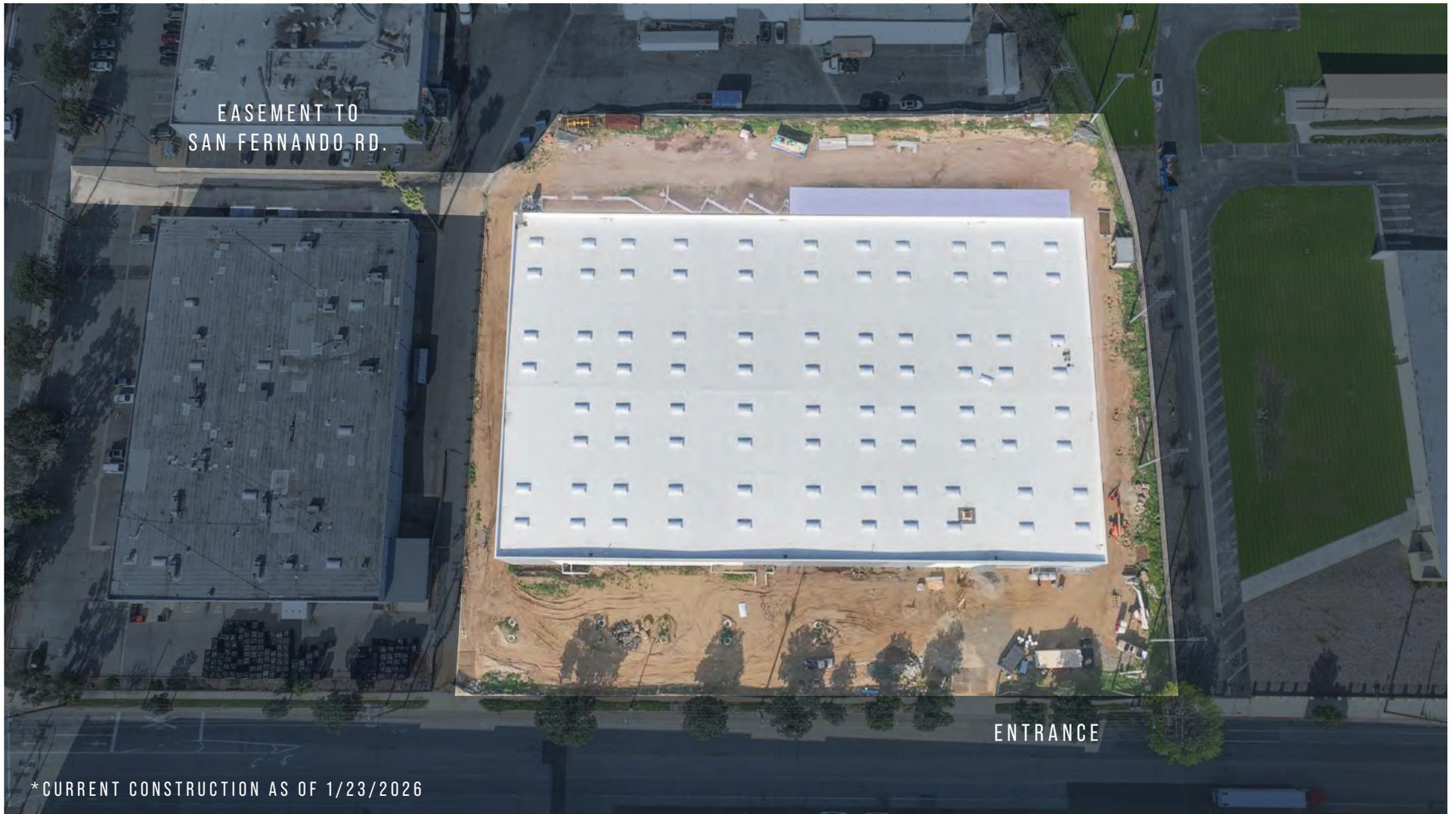
COVERED LOADING AREA

SITE SPECIFICATIONS



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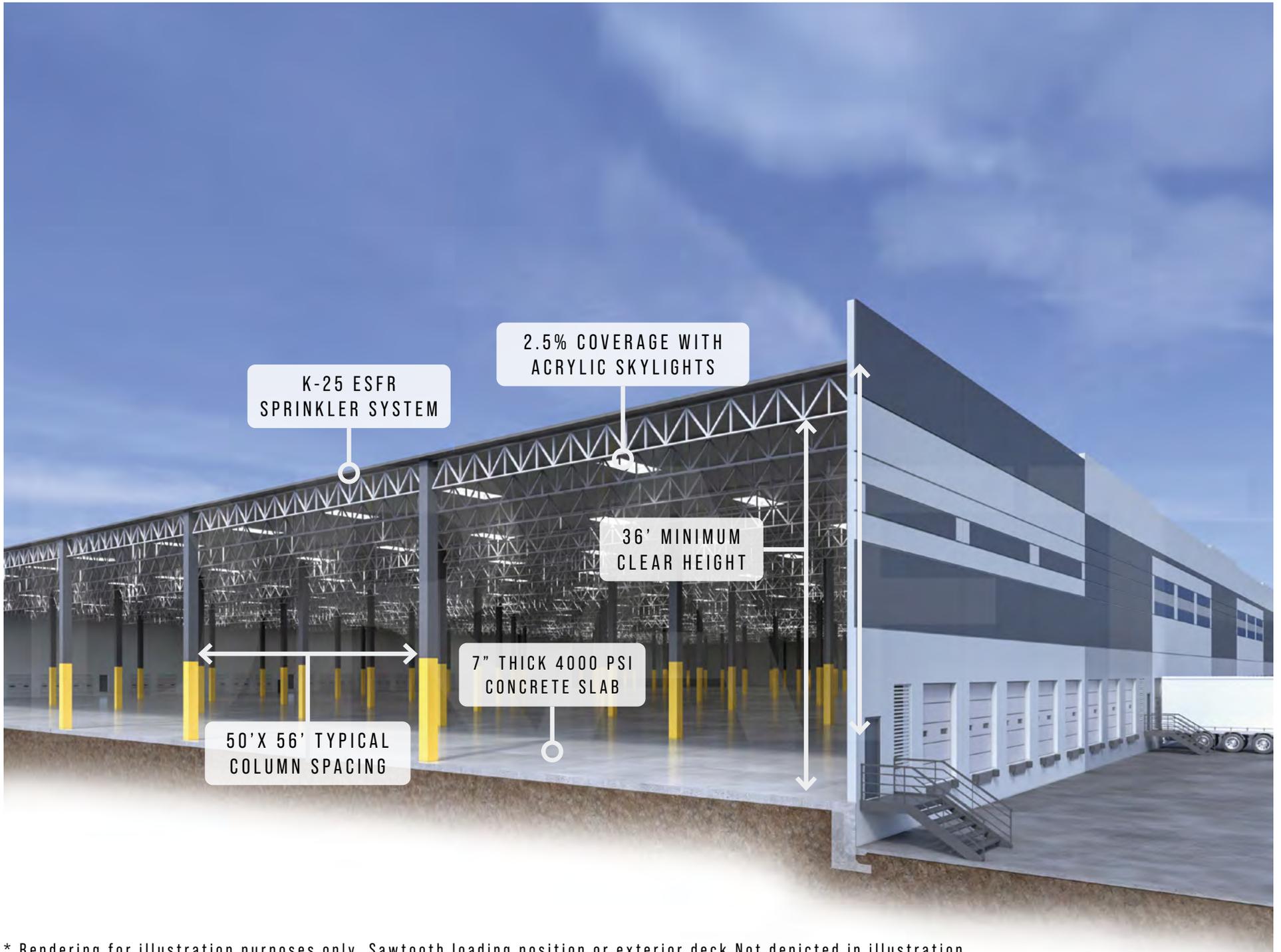
AERIAL OVERVIEW



EASEMENT TO
SAN FERNANDO RD.

ENTRANCE

*CURRENT CONSTRUCTION AS OF 1/23/2026



K-25 ESFR
SPRINKLER SYSTEM

2.5% COVERAGE WITH
ACRYLIC SKYLIGHTS

36' MINIMUM
CLEAR HEIGHT

7" THICK 4000 PSI
CONCRETE SLAB

50' X 56' TYPICAL
COLUMN SPACING

* Rendering for illustration purposes only. Sawtooth loading position or exterior deck Not depicted in illustration



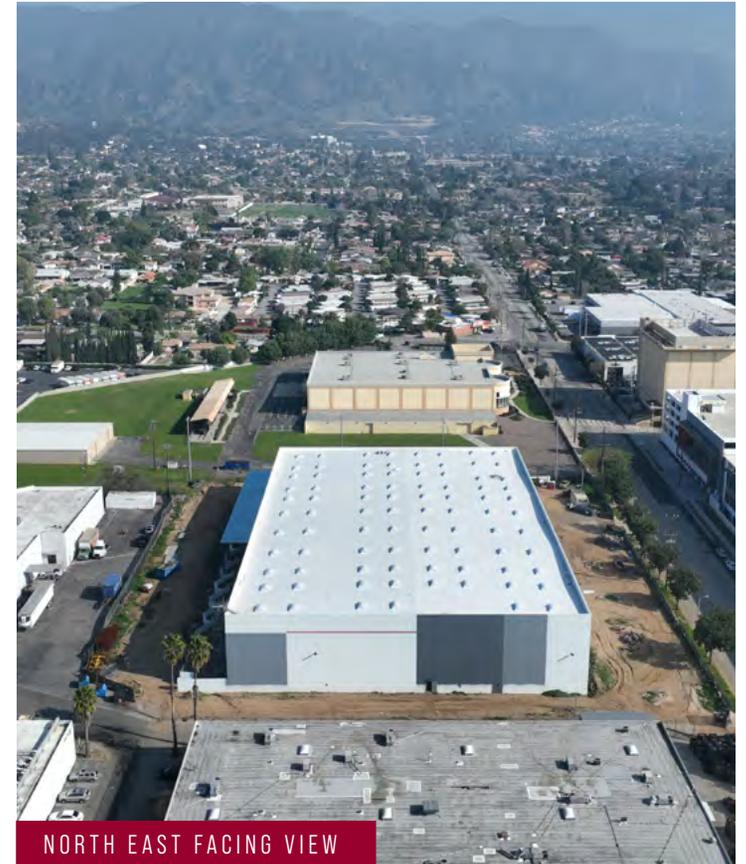
NORTH FACING VIEW



SOUTH FACING VIEW



EAST FACING VIEW



NORTH EAST FACING VIEW

*CURRENT CONSTRUCTION AS OF 1/23/2026

PRIME INDUSTRIAL LOCATION

Introducing the prime industrial redevelopment opportunity at 15191 Bledsoe Street in Sylmar, California. This strategically located 3.72-acre site offers nearly 85,000 square feet of development potential in one of the San Fernando Valley's most established industrial corridors.

This Sylmar industrial site is strategically positioned within the Greater Los Angeles area. Its proximity to major highways, including the Interstate 5 and 210 freeways, ensures seamless transportation connectivity to key markets like Los Angeles, Long Beach, and the Inland Empire.

The property sits in the heart of Sylmar's most thriving industrial districts, offering convenient access to major transportation routes and an extensive network of highways. Its strategic position ensures seamless connectivity to both regional and national markets via the Ports of LA and Long Beach, making it an ideal choice for businesses seeking efficient distribution and operations in a proven industrial submarket.

INTERSTATE 5

1 MILE

INTERSTATE 405

4 MILES

HIGHWAY 170

7 MILES

LAX AIRPORT

33 MILES

INTERSTATE 210

2 MILES

HIGHWAY 118

5 MILES

BURBANK AIRPORT

12 MILES

LOS ANGELES/LONG BEACH PORTS

51 MILES



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CONTACT US

GEORGE STAVARIS

Managing Director

+1 747 234 3552

george.stavaris@jll.com

RE License #01267454

JACKSON WEIRICK

Senior Associate

+1 747 234 3568

jackson.weirick@jll.com

RE License #02199890

BRENT WEIRICK

Managing Director

+1 818 531 9679

brent.weirick@jll.com

RE license #00954803



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