



Heart of SFV Incredible Distribution Facility Featuring 8 Dock High Loading Doors Efficiently Planned Office Layout with Premium Finishes Institutionally Owned/Managed with Close Proximity to 5, 210, 118, 405, 170 & 14 Freeways



**48,440 SF AVAILABLE FOR LEASE**

13949 Balboa Boulevard | Sylmar, CA

## STATE-OF-THE-ART INDUSTRIAL BUILDING

Immaculate Offices & Premium Finishes, Rare Combination of 28' Minimum Clear Ceilings and an ESFR Rated Sprinkler System





# Building Features

13949 BALBOA BOULEVARD



## PROPERTY HIGHLIGHTS

- 48,440 SF/Unit Available
- 3,128 SF Office Space
- \$1.69/PSF/NNN Lease Rate
- \$0.37/PSF NNN Expenses
- 28-Foot Clear Height
- 8 Dock High Positions
- 86 Parking Stalls
- 4 Restrooms
- 600 Amps; 277/480 Volts;  
3 Phase 4 Wire
- ESFR Sprinklers



# Property Photos

13949 BALBOA BOULEVARD





# Property Photos

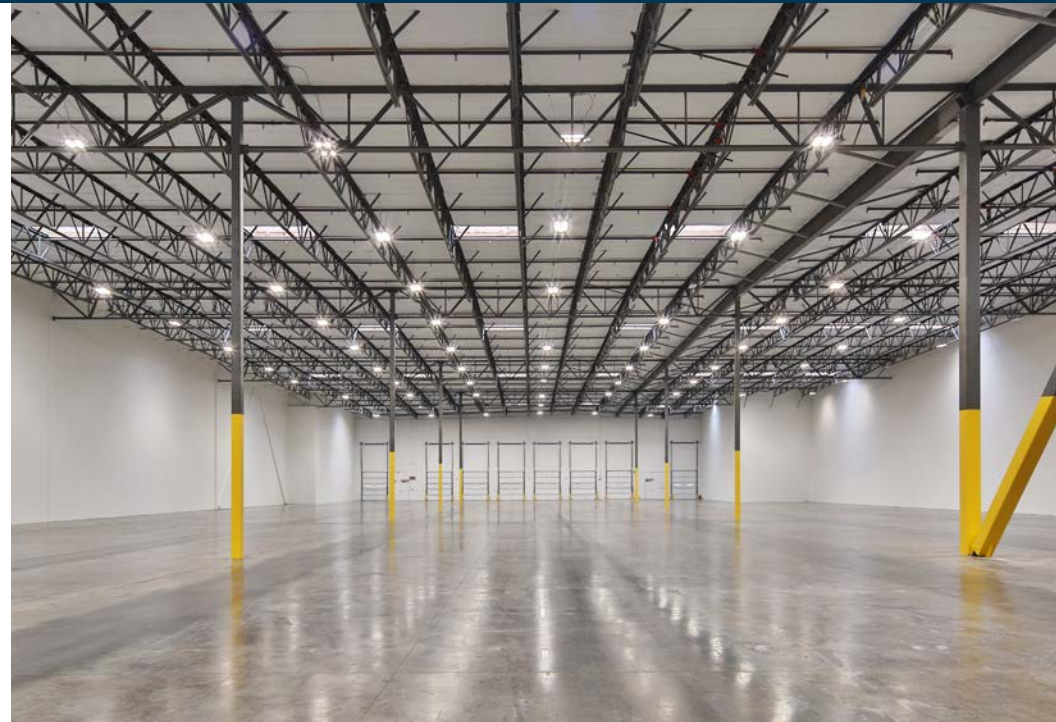
13949 BALBOA BOULEVARD

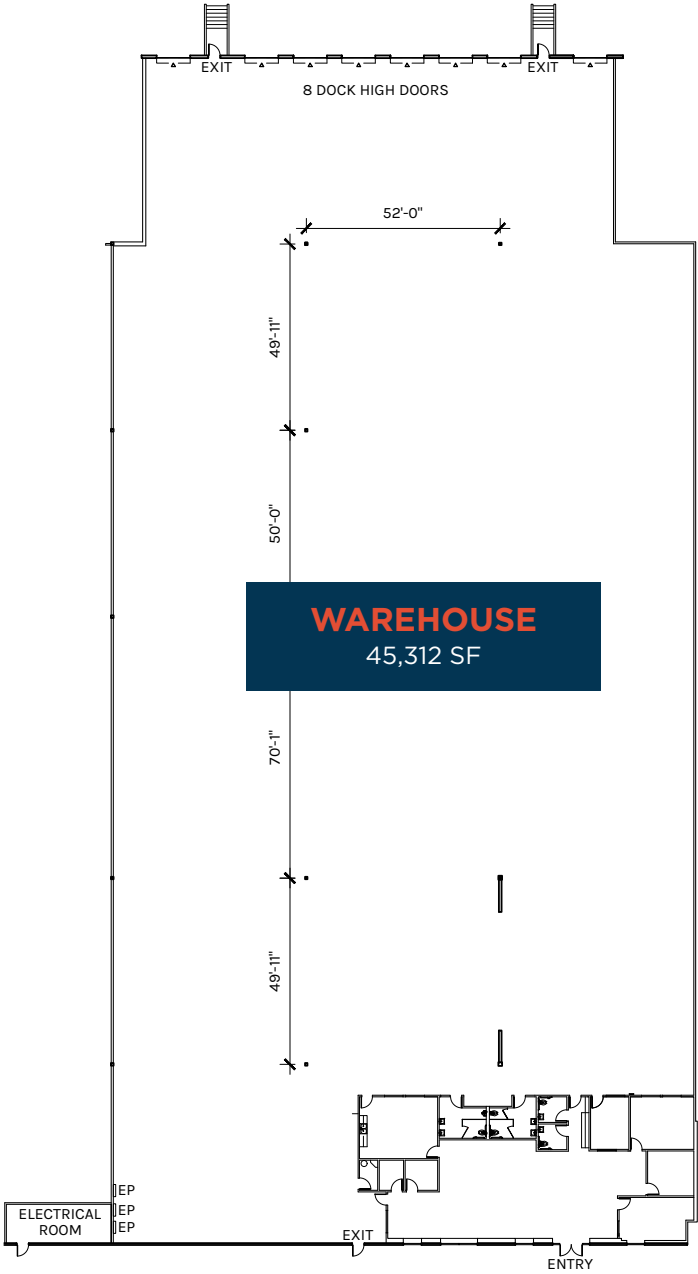




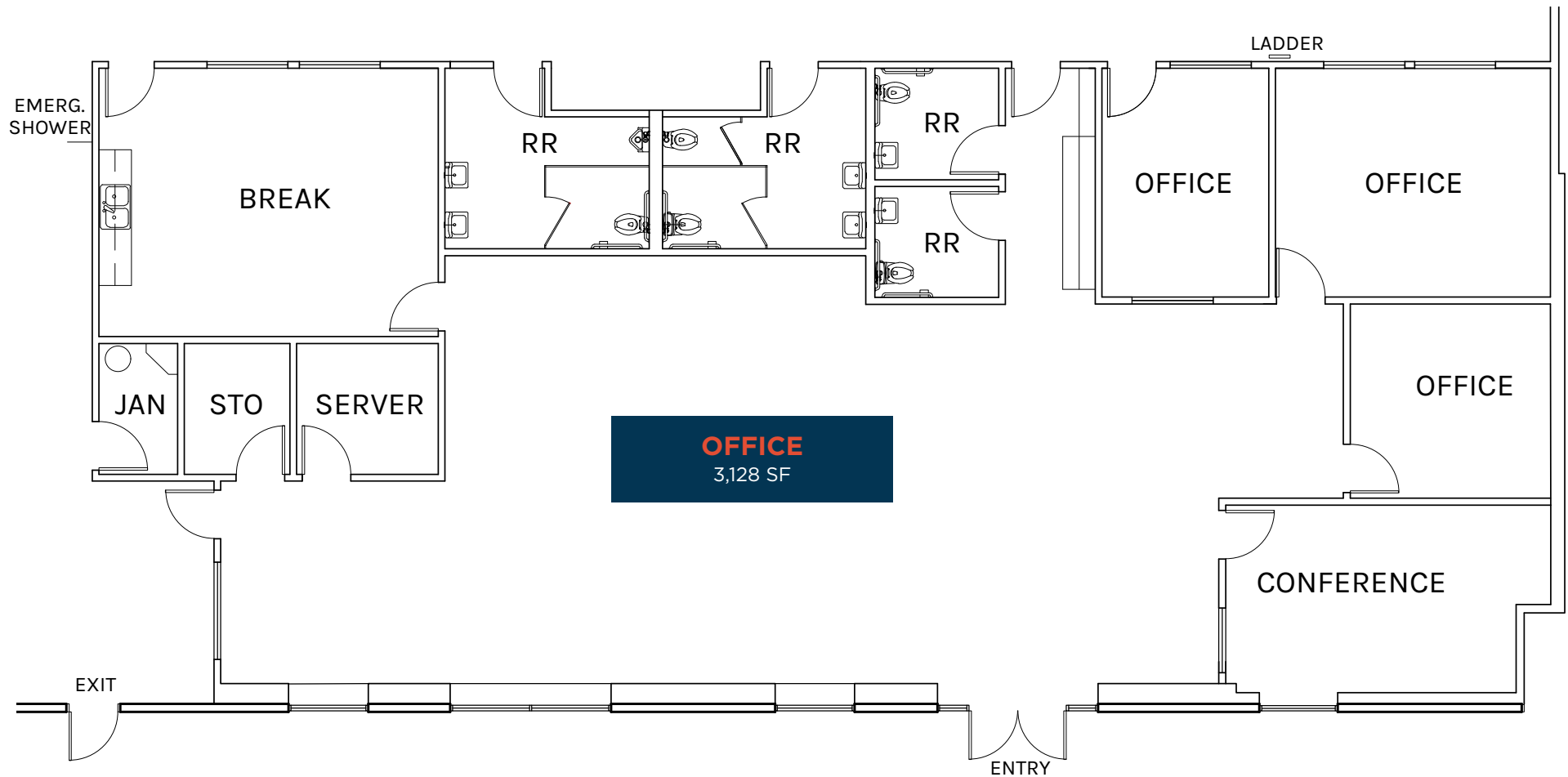
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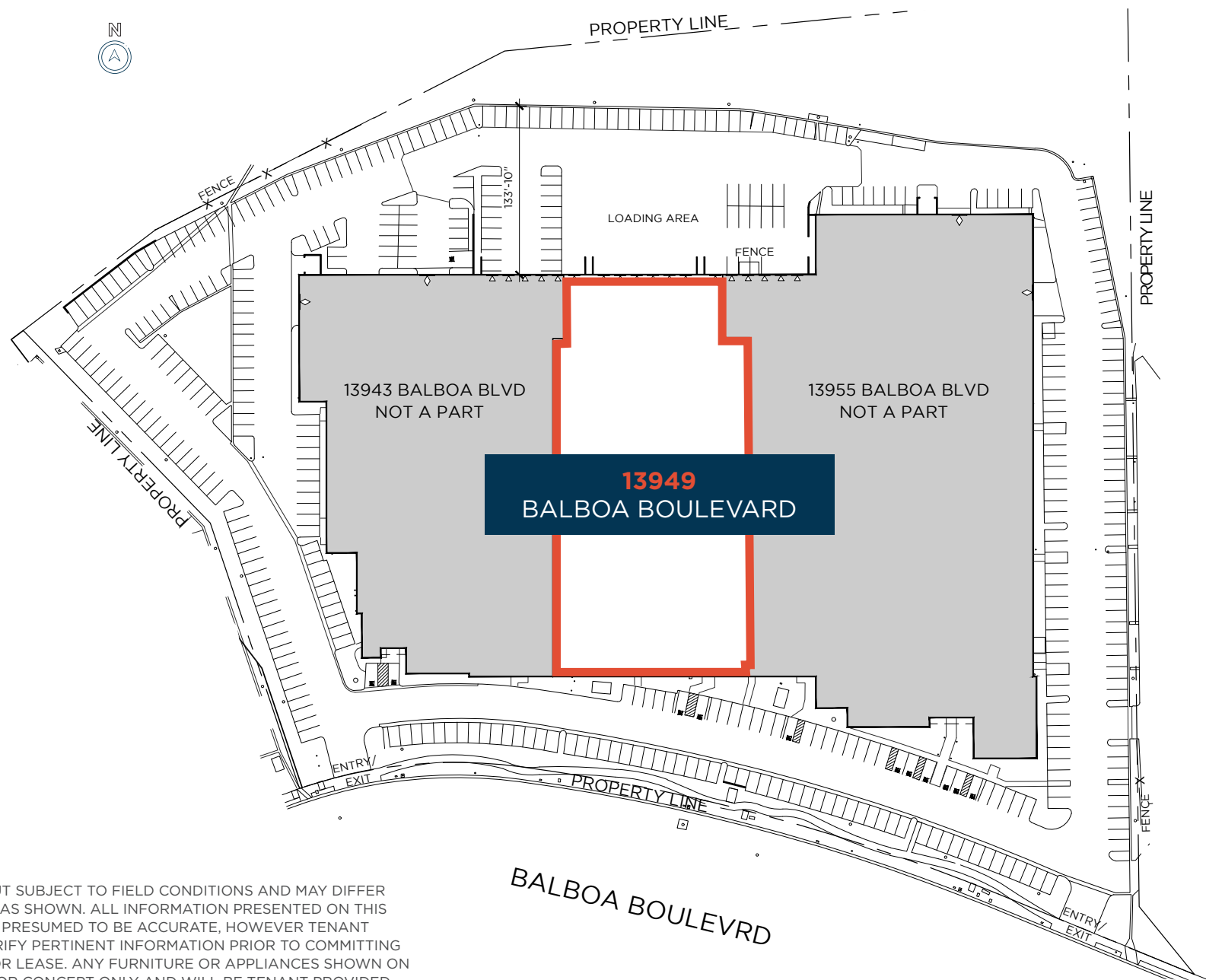




PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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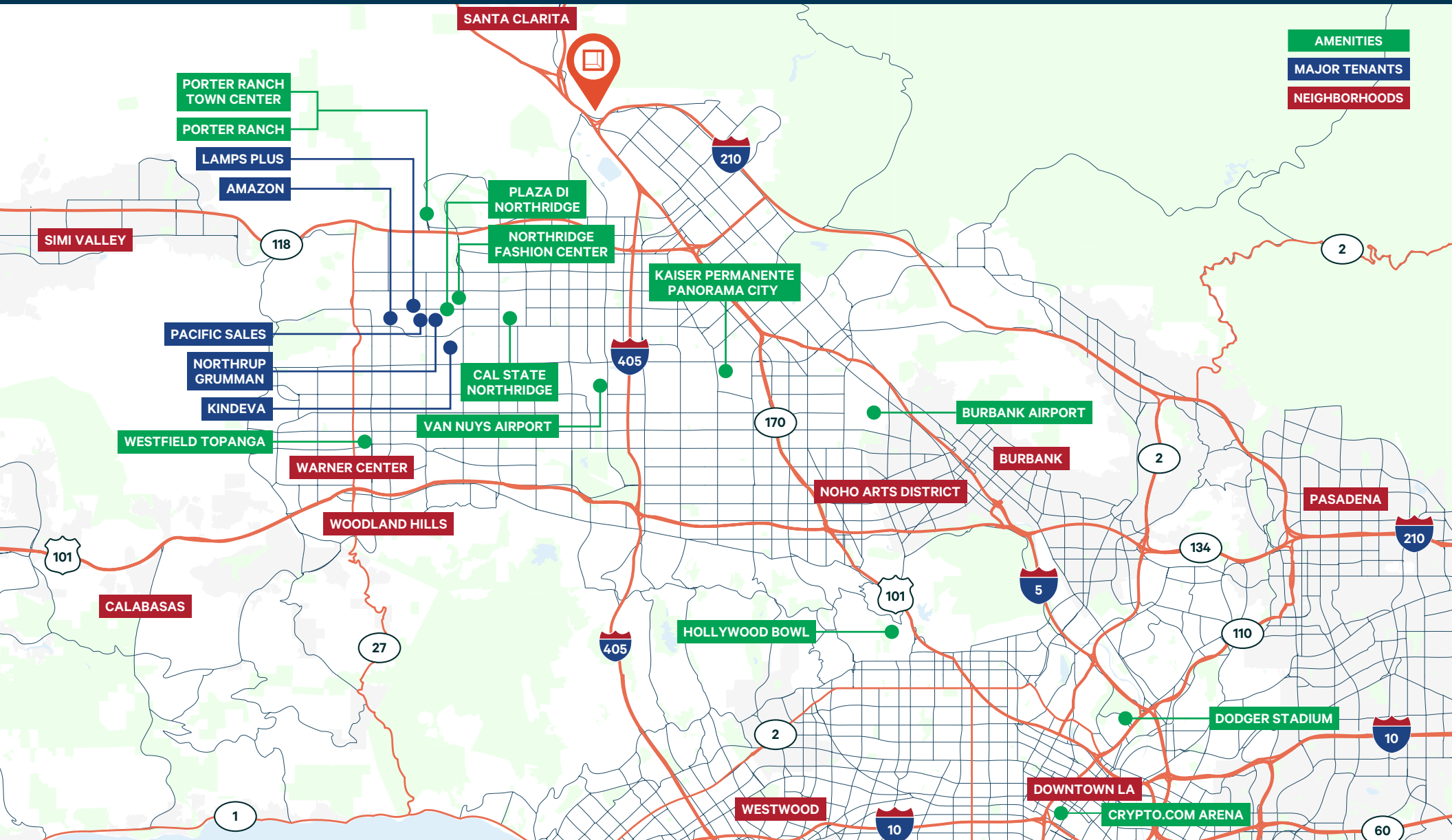


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# Property Location

13949 BALBOA BOULEVARD



**14.7 Miles**

To Hollywood  
Burbank Airport

**31.3 Miles**

To Downtown  
Los Angeles

**52.9 Miles**

To Ports of Los Angeles/  
Long Beach

**210, 118, I-5, US-101, 405**

Immediate Access and  
Close Proximity



**Rexford  
Industrial**

**CBRE**

## **Contact:**

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