



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

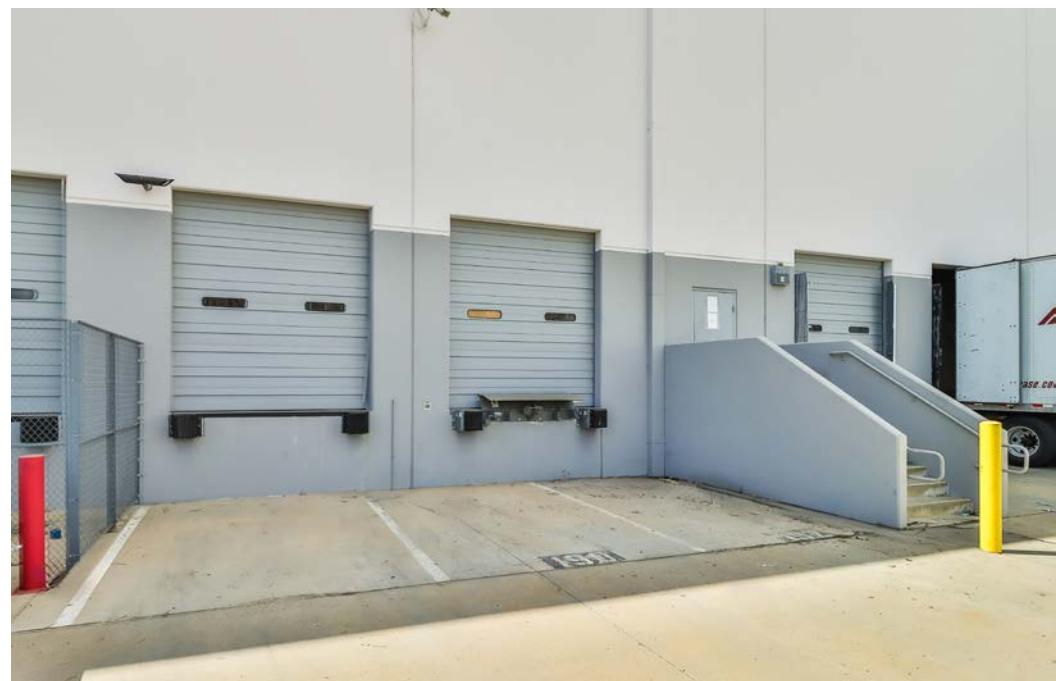
Property Photos

13949 BALBOA BOULEVARD



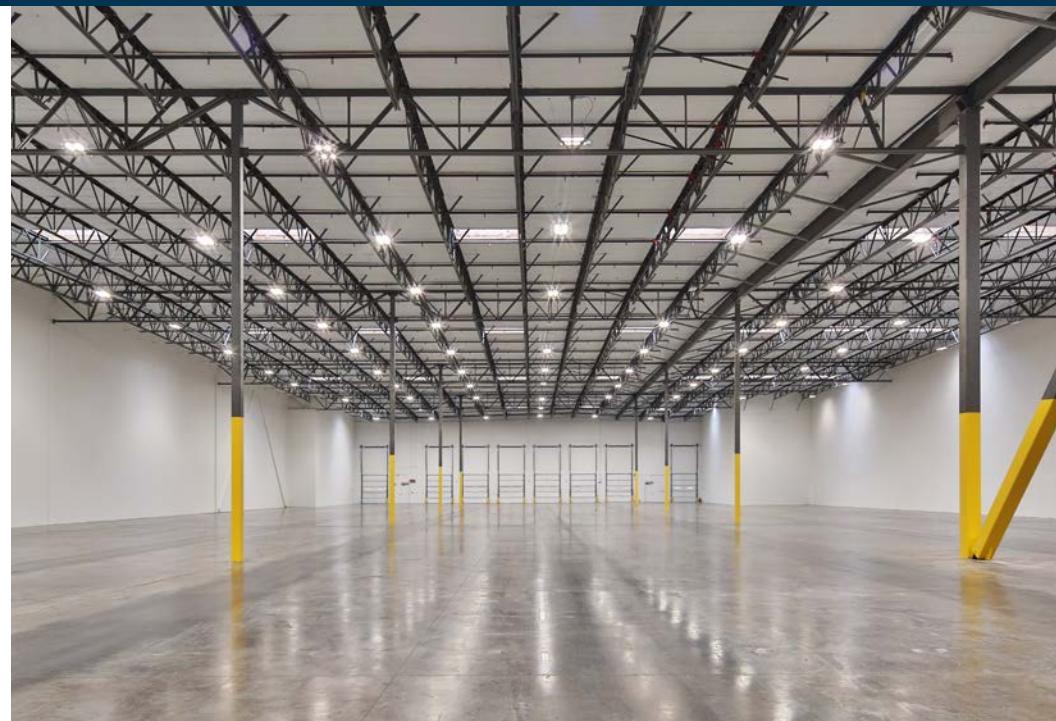
Property Photos

13949 BALBOA BOULEVARD



Property Photos

13949 BALBOA BOULEVARD



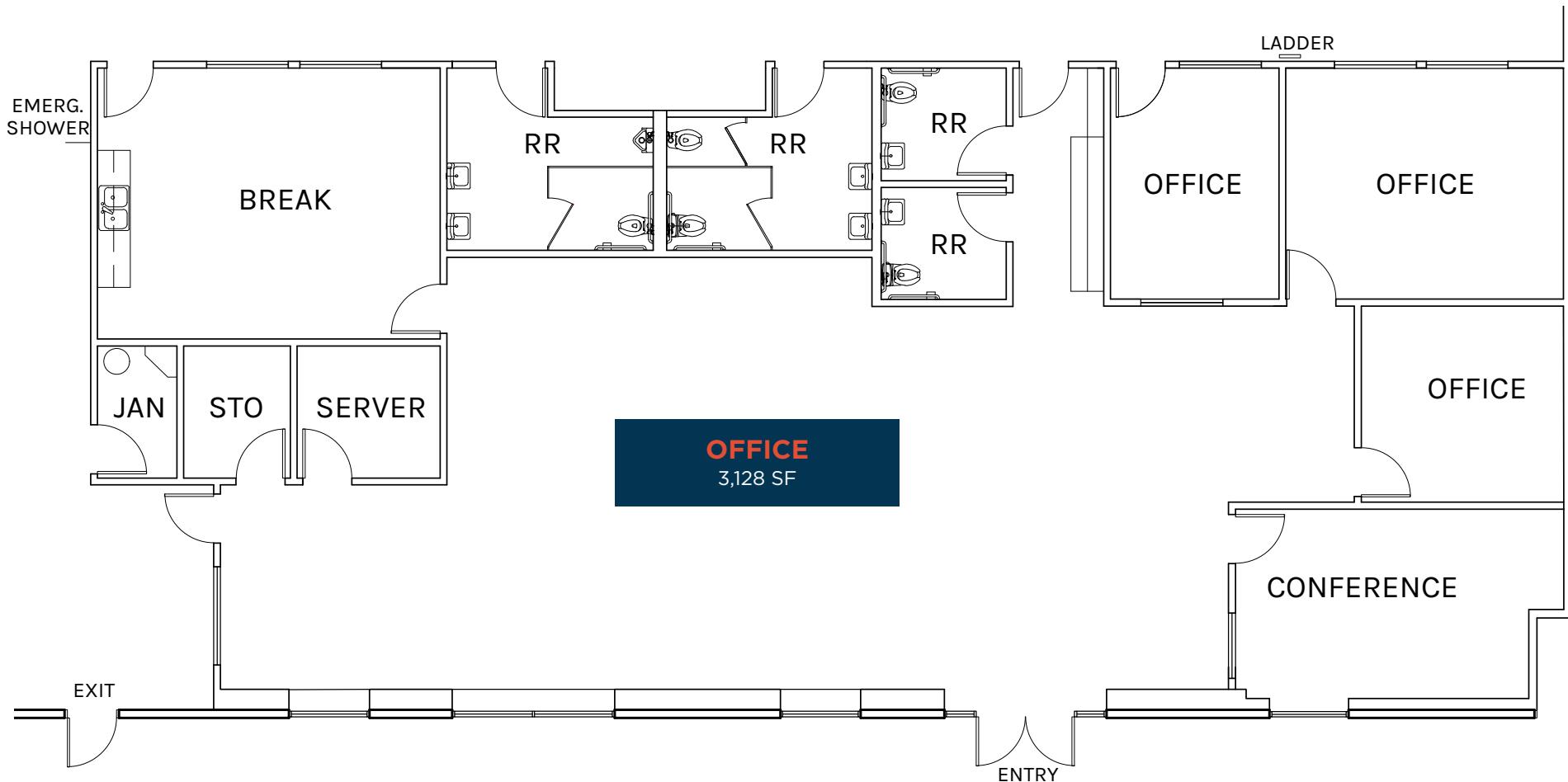
Floor Plan

13949 BALBOA BOULEVARD



Floor Plan

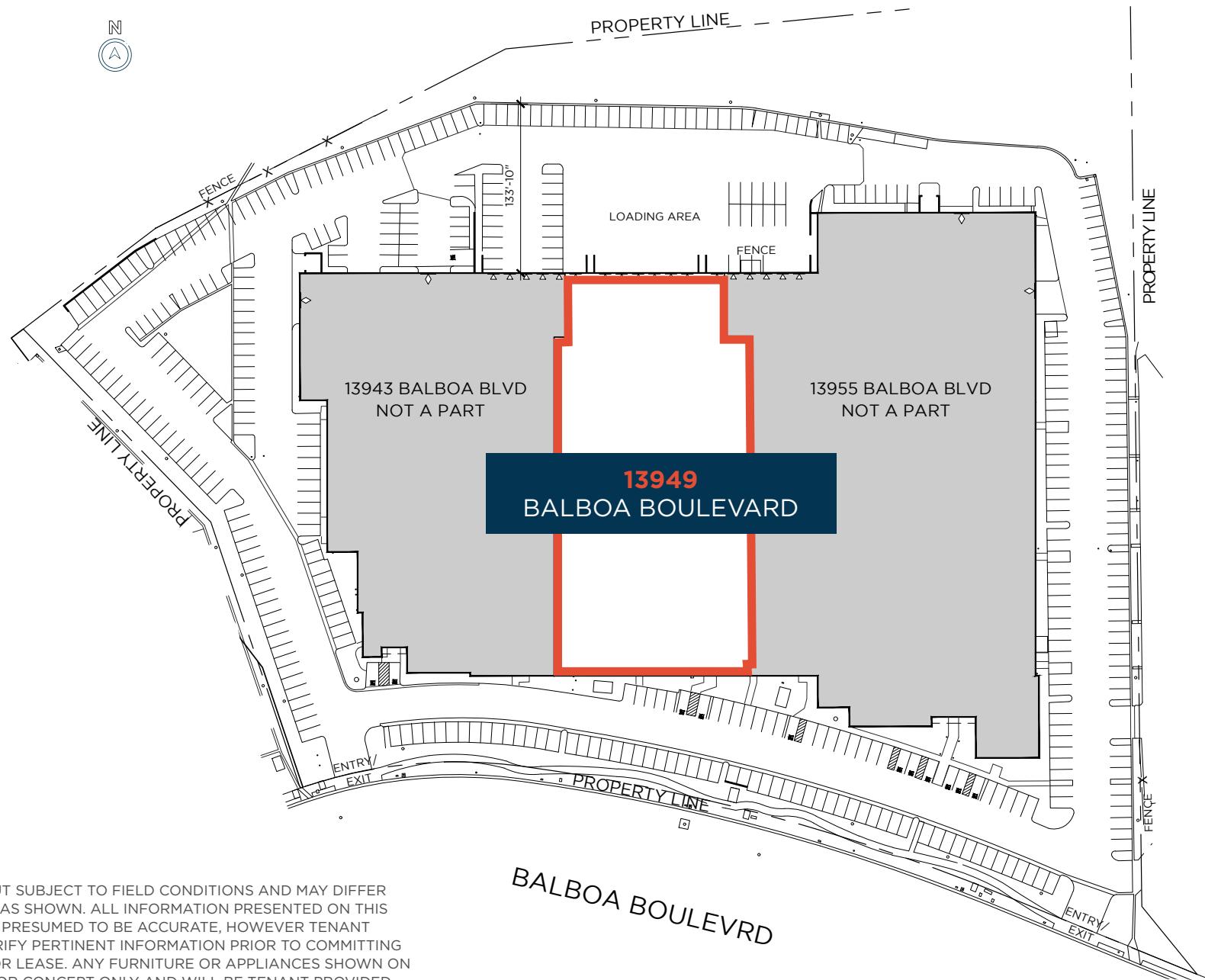
13949 BALBOA BOULEVARD



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.

Site Plan

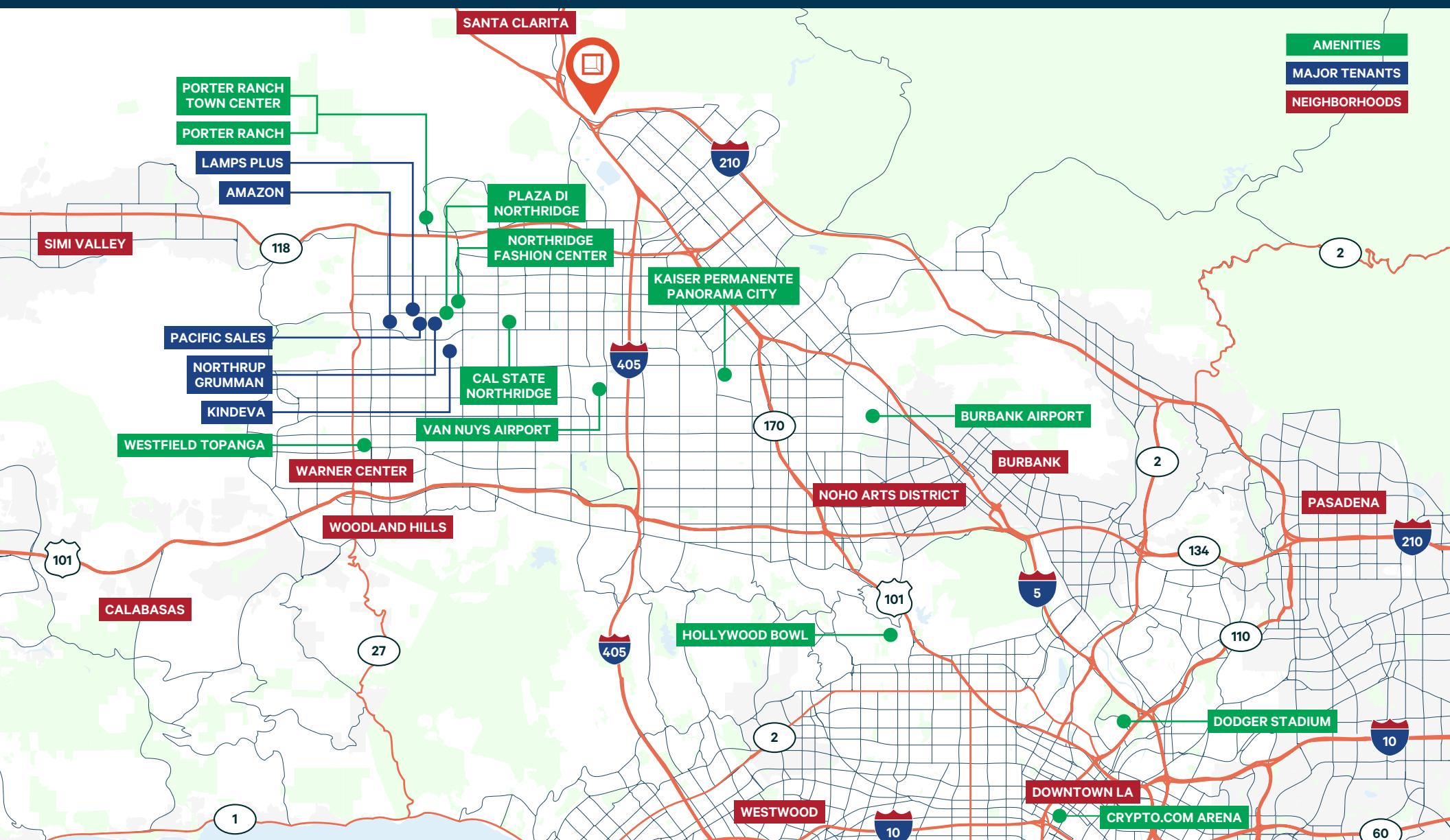
13949 BALBOA BOULEVARD



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.

Property Location

13949 BALBOA BOULEVARD



14.7 Miles

To Hollywood
Burbank Airport

31.3 Miles

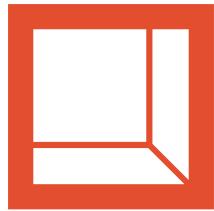
To Downtown
Los Angeles

52.9 Miles

To Ports of Los Angeles/
Long Beach

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

Immediate Access and
Close Proximity



**Rexford
Industrial**

Contact:

Craig Peters

Vice Chairman
+1 818 907 4616
craig.peters@cbre.com
Lic. 00906542

Michael Bogle

Senior Vice President
+1 818 907 4746
michael.bogle@cbre.com
Lic. 01797136

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE