12224 MONTAGUE STREET

±54,000 - 113,500 SF Fully Renovated Industrial Building

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Colliers

FOR LEASE | **UNDER NEW OWNERSHIP**

PROPERTY OVERVIEW

Fully Refreshed Industrial Building Ready for Modern Operations

Extensive capital improvements now complete:

- New roof
- New scrim
- Polished & sealed warehouse flooring
- Renovated office space
- Fresh interior & exterior paint
- Yard reslurry/repaving & restriping
- Updated landscaping
- New LED lighting system
- New dock high & ground level loading doors
- New load levelers

Operational advantages:

- Freestanding, fully fenced & gated
- Move-in-ready for distribution or manufacturing
- Large truck court for loading & auto/truck parking

Prime location:

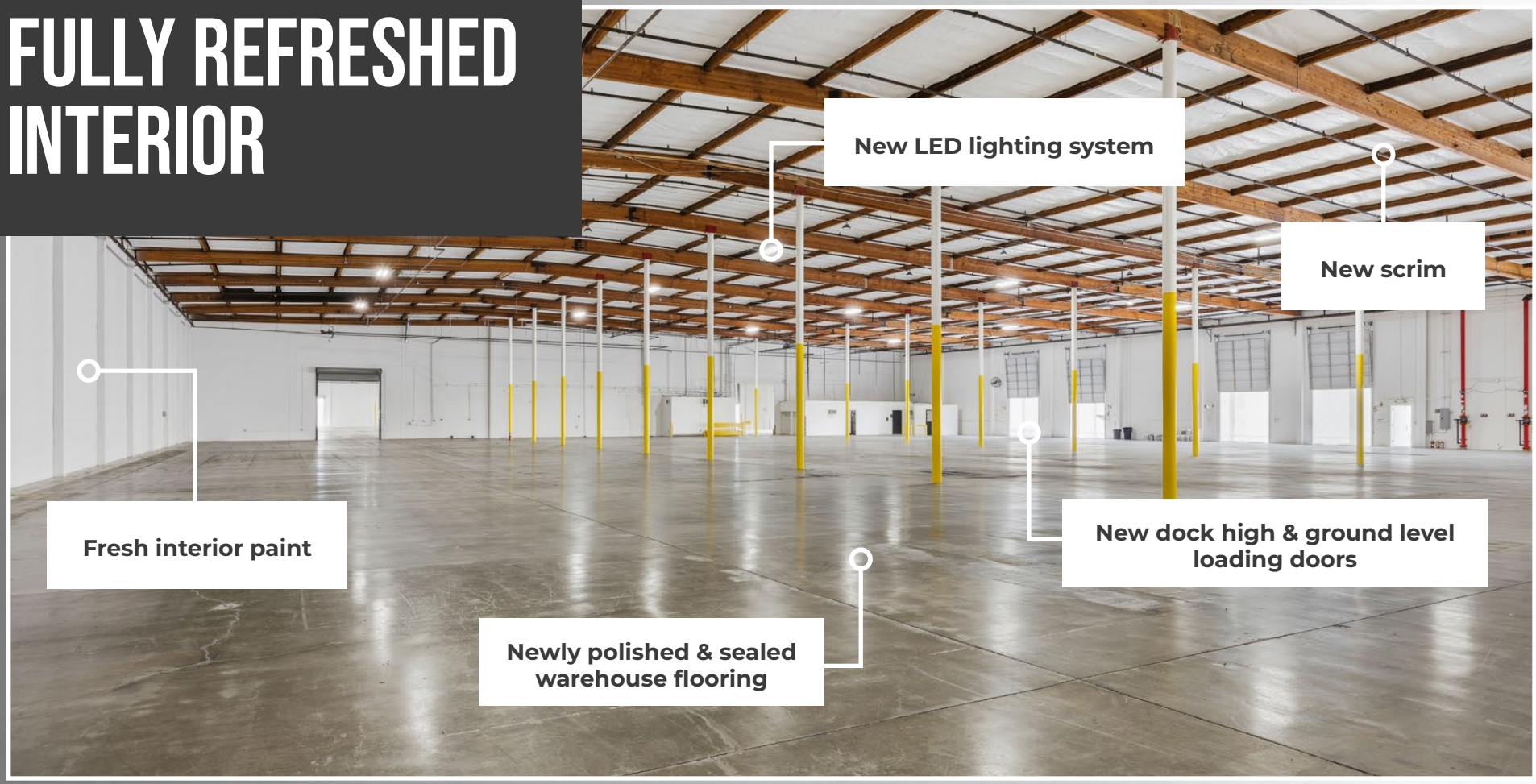
- Central Northeast Valley with quick access to I-5, I-210 & CA-118

Total Size	±113,500 SF (Divisible to 54K SF & 59K SF)
Office	±7,200 SF
Lot Size	4.96 AC / 216,241 SF
Dock High Doors	Twelve (12) | 10’ x 10’
Grade Level Doors	Three (3) | 12’ x 14’
Power	2,500 Amps, 277/480V, 3Ph, 4W (Confirmed Expansion Capability)
Sprinklers	Yes | .33/3,000
Parking	166 | 1.5:1 (Additional Parking Possible)
Truck Court Length	125’
Clear Height	24’-26’ (Main Warehouse) 30’ (Metal Building)
Yard	Fully fenced, gated and paved
Zoning	M2
APN	2537-018-028
Year Built	1979 | Renovated in 2026
Lease Rate	$1.69 PSF NNN

EXTERIOR RENOVATIONS NOW COMPLETE

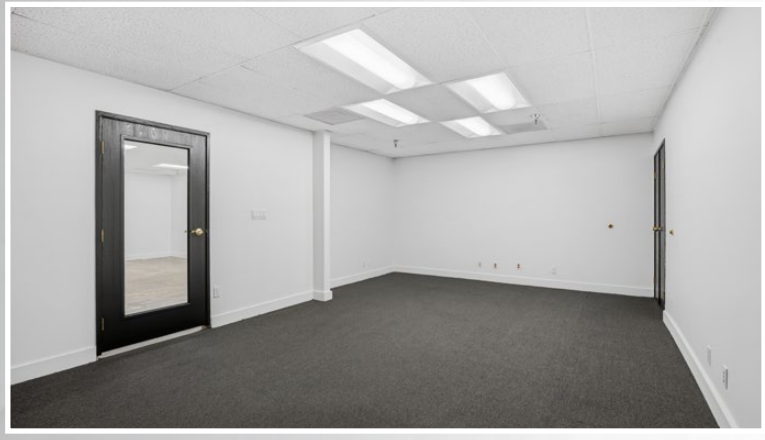


FULLY REFRESHED INTERIOR





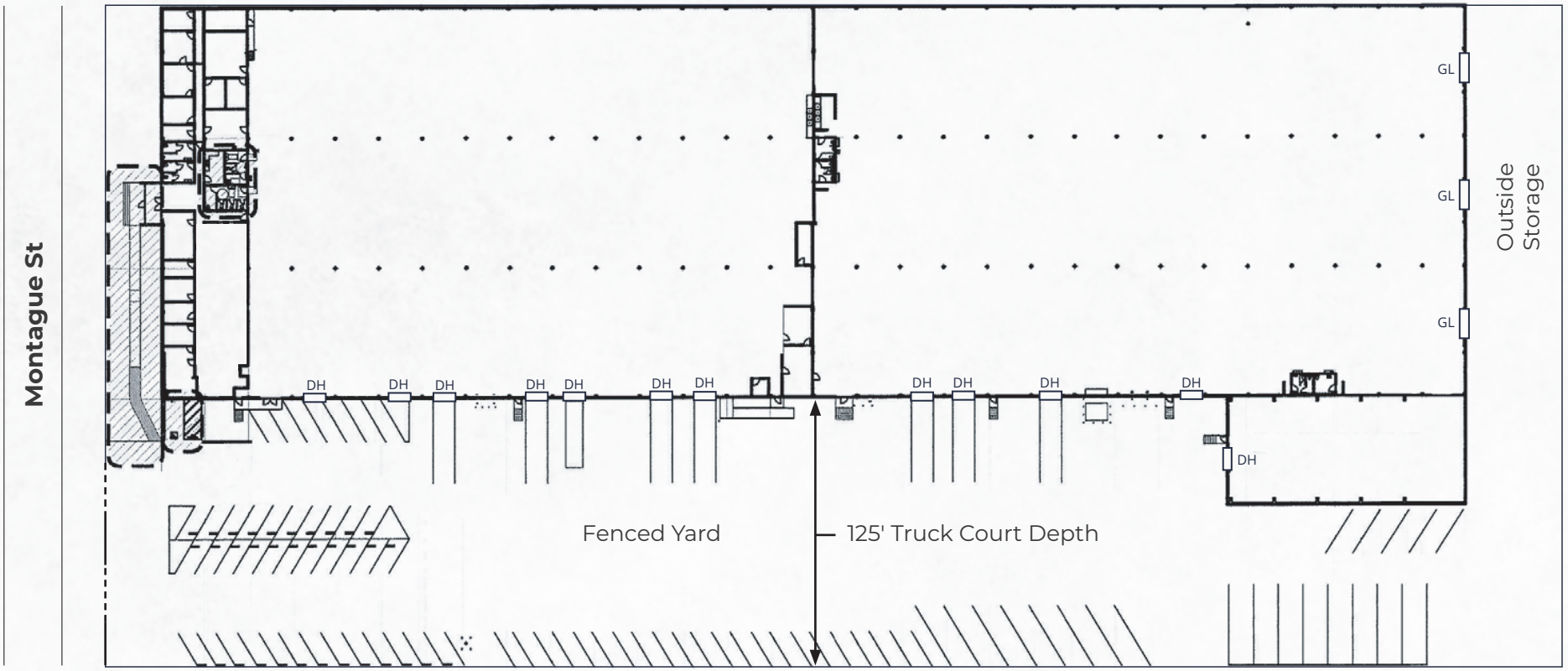
Newly renovated office space adjacent to warehouse



SITE PLAN

12224 Montague Street
Pacoima, CA

- **125’ truck court with ample yard and parking**
- **24’–30’ warehouse clear heights**
- **Freshly repaved and restriped yard**
- **12 Dock High and 3 Ground Level loading positions**
- **New drought-resistant xeriscape landscaping just installed**
- **Heavy power for industrial users**



DIVISIBILITY OPTION 1

12224 Montague Street
Pacoima, CA

±54,000 SF available
Expandable 59K SF

24' warehouse clear height

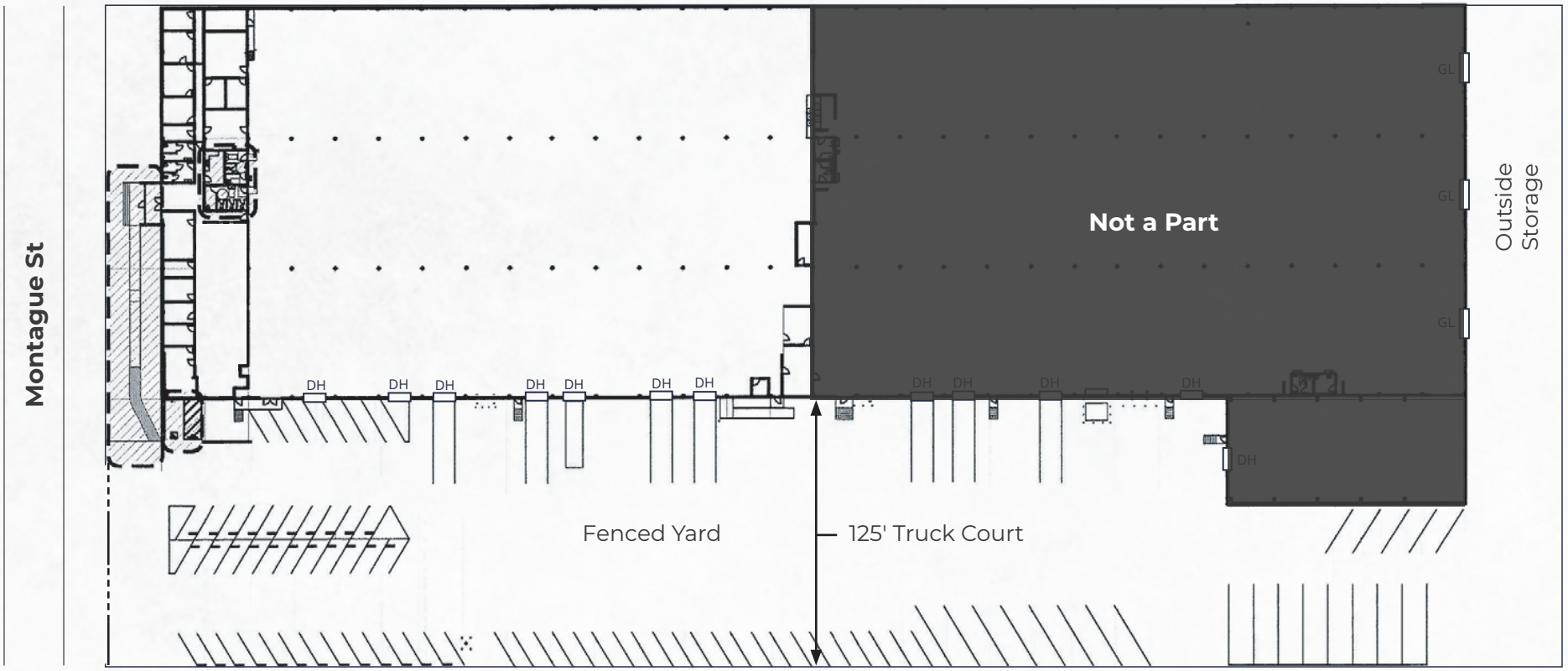
7 dock high loading doors

±7,200 SF office
Less Possible

85 parking spaces
Addt'l Parking Possible

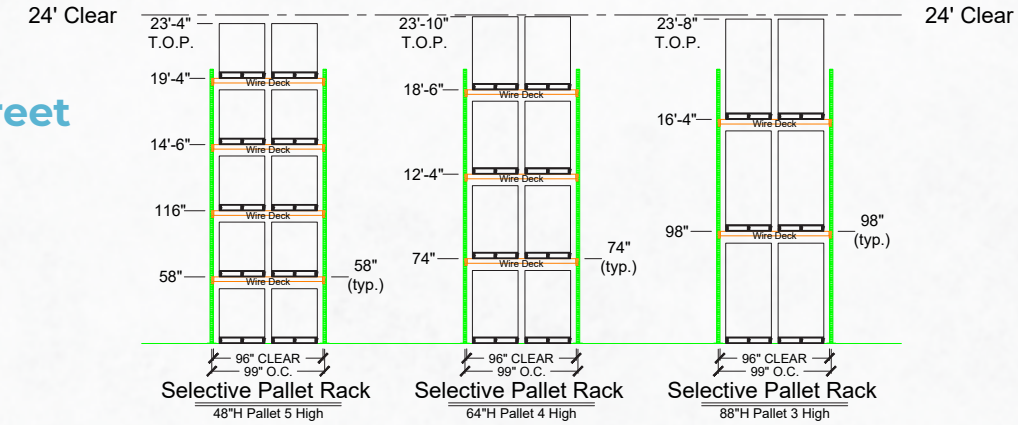
1,200 Amps, 480V, 3Ph, 4W
Heavy Power; More Possible

$1.69 PSF NNN lease rate



RACKING PLAN

12224 Montague Street
Pacoima, CA

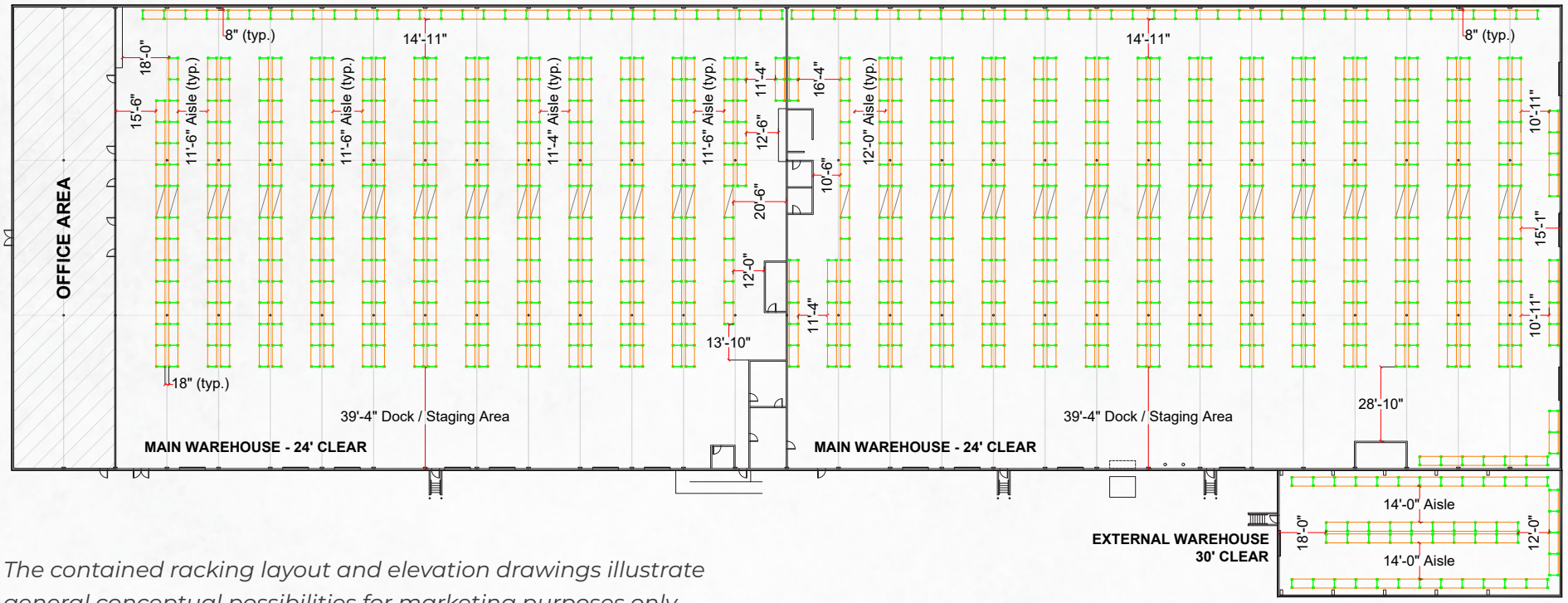


24' Clear Height

113,500 SF

843 Bays

Pallet Height	Pallet Positions
48"	8,322
64"	6,586
88"	4,908



The contained racking layout and elevation drawings illustrate general conceptual possibilities for marketing purposes only.

ACCESS TO MAJOR THOROUGHFARES

12224 Montague Street
Pacoima, CA

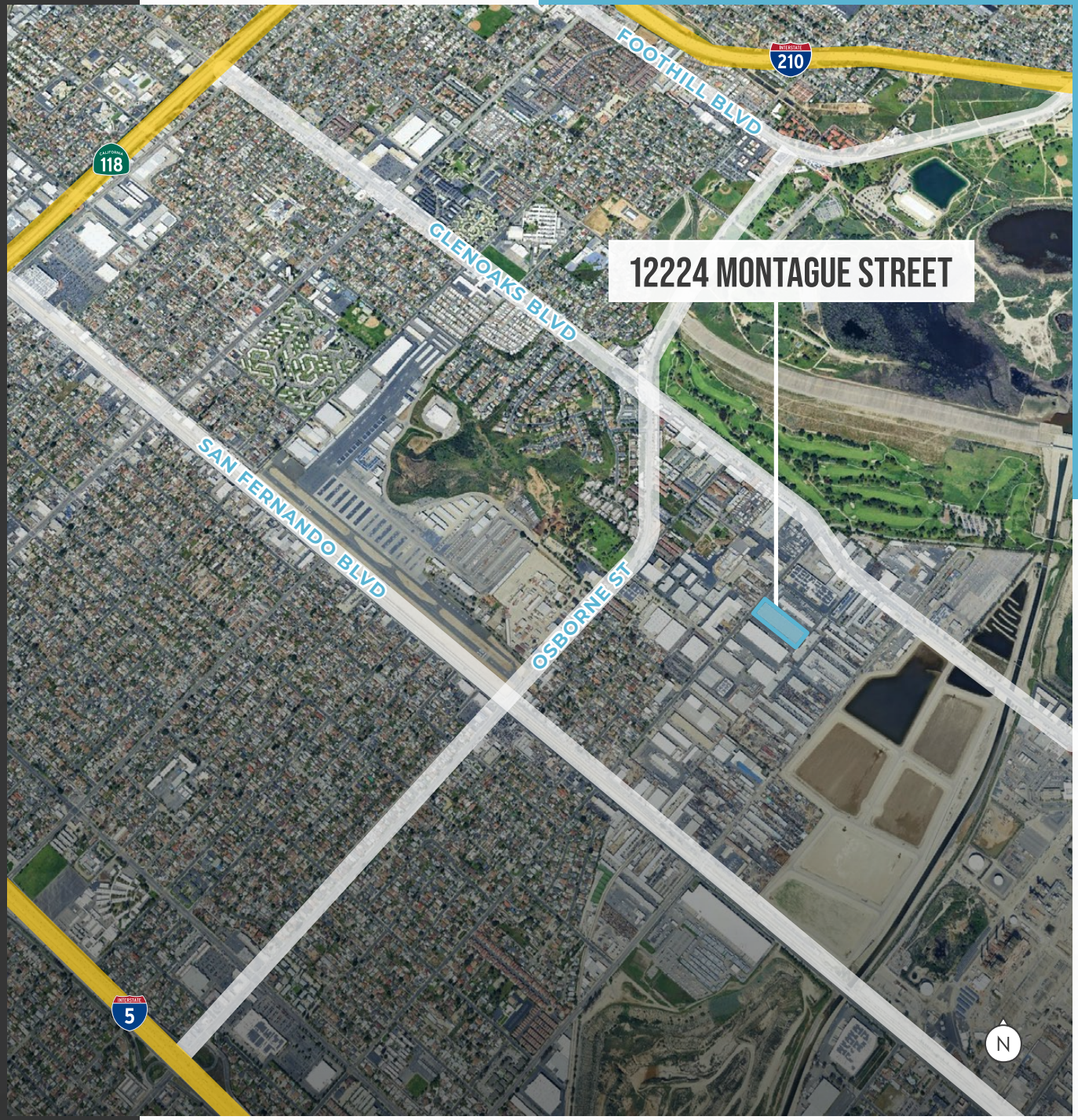
I-5
0.8 Miles

I-210
1.6 Miles

CA-118
1.1 Miles

CA-170/101
2.2 Miles

I-405
5.2 Miles





CORPORATE NEIGHBORS

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For more information, contact:

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