



Colliers

FOR A LIMITED TIME

6 MONTHS HALF-RENT

FOR LEASES SIGNED BY JUNE 30, 2026.

**** Subject to landlord approval.****

For Lease

**12740 San Fernando Rd
Sylmar, CA 91342**

25,600 SF Industrial Building

David Harding

License No. 01049696

+1 818 334 1880

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Greg Geraci

License No. 01004871

+1 818 334 1844

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Matt Dierckman

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Billy Walk

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William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

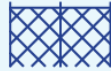
Building Highlights



Oversized
Fenced Yard



Renovated Building
with New Offices



3.37:1 Parking Ratio
Possible



Proximate to 5, 210, 118
& 405 Freeways



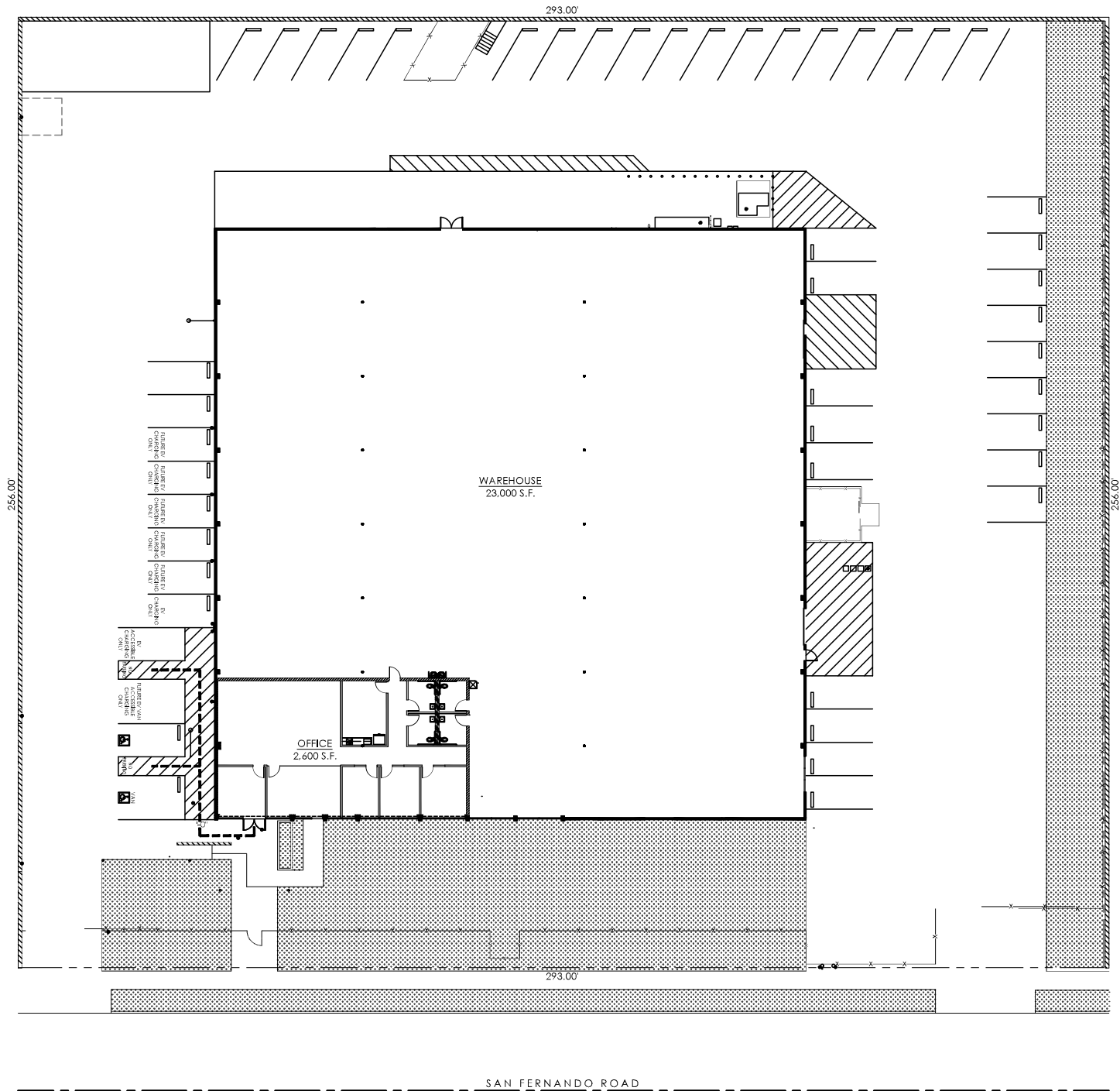
Heavy Power!
1600A, 480V

Available SF	25,600
Monthly Rent	\$35,328 \$38,144
Lease Rate/SF	\$1.38 \$1.49 NNN / Op.Ex. \$0.11
Lot Size	1.72 AC / 75,008 SF
Clear Height	13'
GL Doors	2
Power	1600A, 480V, 3Ph, 4W
Parking Spaces / Ratio	85 / 3.37:1
Office SF	2,556
Restrooms	4
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	LAM2
Possession	2/1/25
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Site Plan



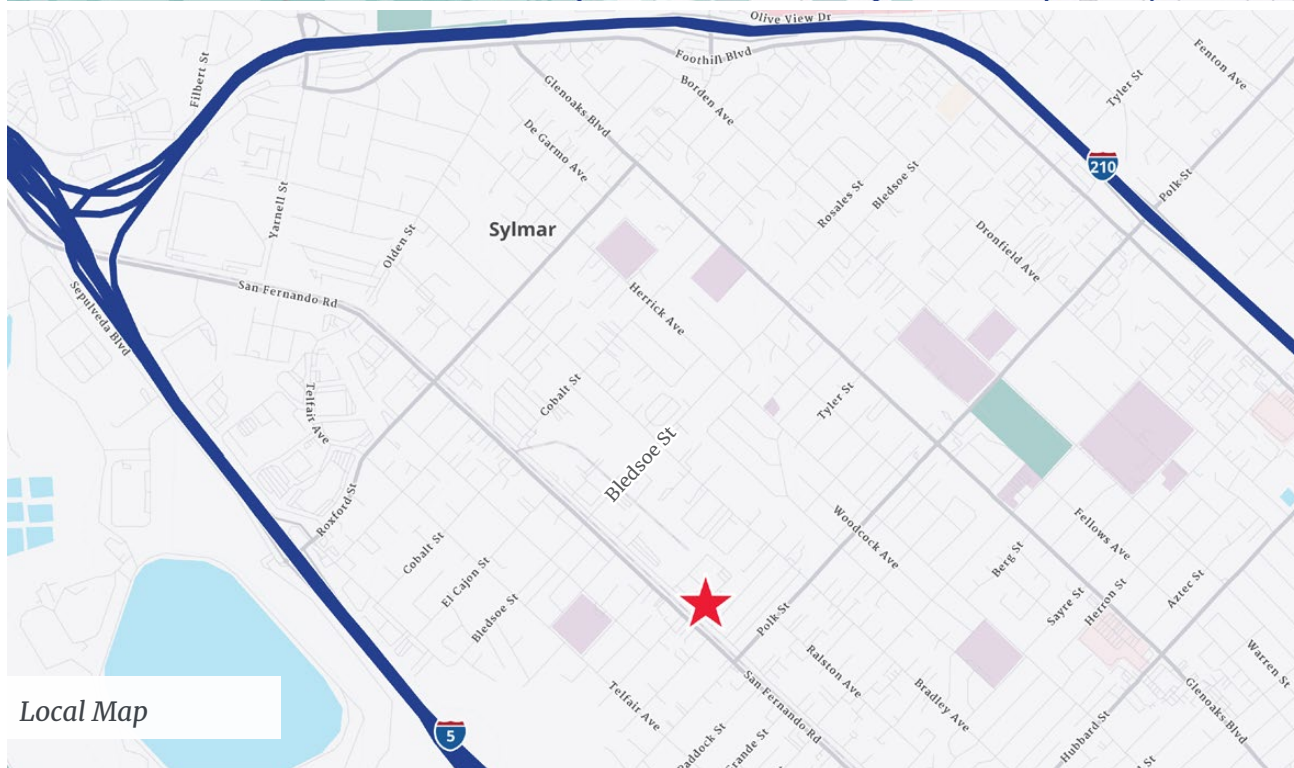
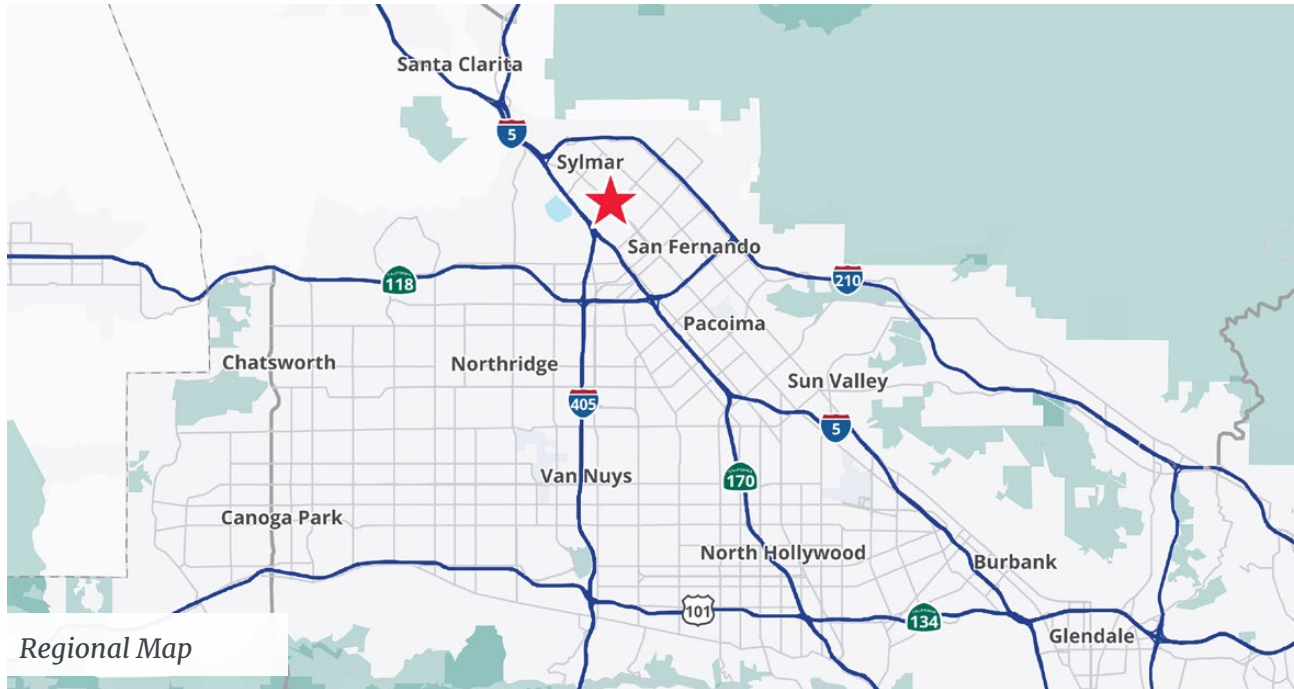
Exterior Photos



Interior Photos



Location Maps



Freeway Access Map





Contact Info

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