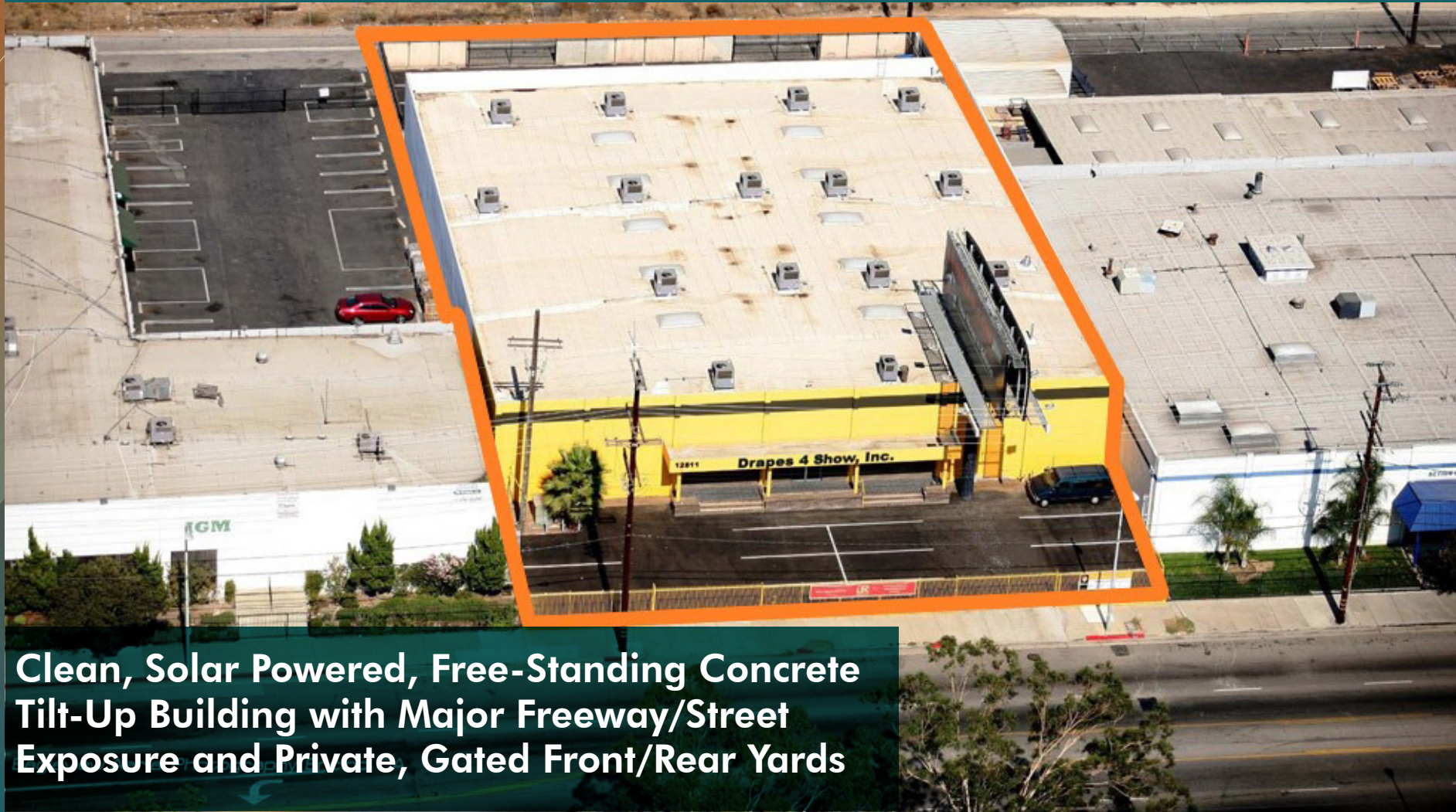


12811 FOOTHILL BLVD, SYLMAR, CA 91342

**16,660 SF WAREHOUSE FOR SALE AT
\$5,100,000 (PRICE/SF: \$306.12)**



**Clean, Solar Powered, Free-Standing Concrete
Tilt-Up Building with Major Freeway/Street
Exposure and Private, Gated Front/Rear Yards**

PROPERTY HIGHLIGHTS

- **LOCATED IN DESIGNATED "GROW ZONE"**
- **100% HVAC THROUGHOUT / NEWER ROOF & SOLAR SYSTEM**
- **PROXIMATE TO STUDIOS, BURBANK AIRPORT**
- **HEAVY POWER: 1,200 AMPS OF 480 VOLT POWER**
- **QUICK ACCESS TO 210, 5, 118, 405, 14 FREEWAYS**
- **HEAVY DUTY STORAGE: APPROX. 3,600 SF MEZZ. STRUCTURE OVER OFFICE**
- **60 KW SUNPOWER SOLAR SYSTEM (SEE PHOTO TO RIGHT)**
- **SIGNIFICANT POWER DISTRIBUTION: \$700K SPENT; INCL. 2 STEPDOWN TRANSFORMERS**
- **PRODUCTION AREA PIPED FOR COMPRESSED AIR W/ PAD WIRED FOR 480V**
- **\$1,890 PER MONTH IN BILLBOARD INCOME**



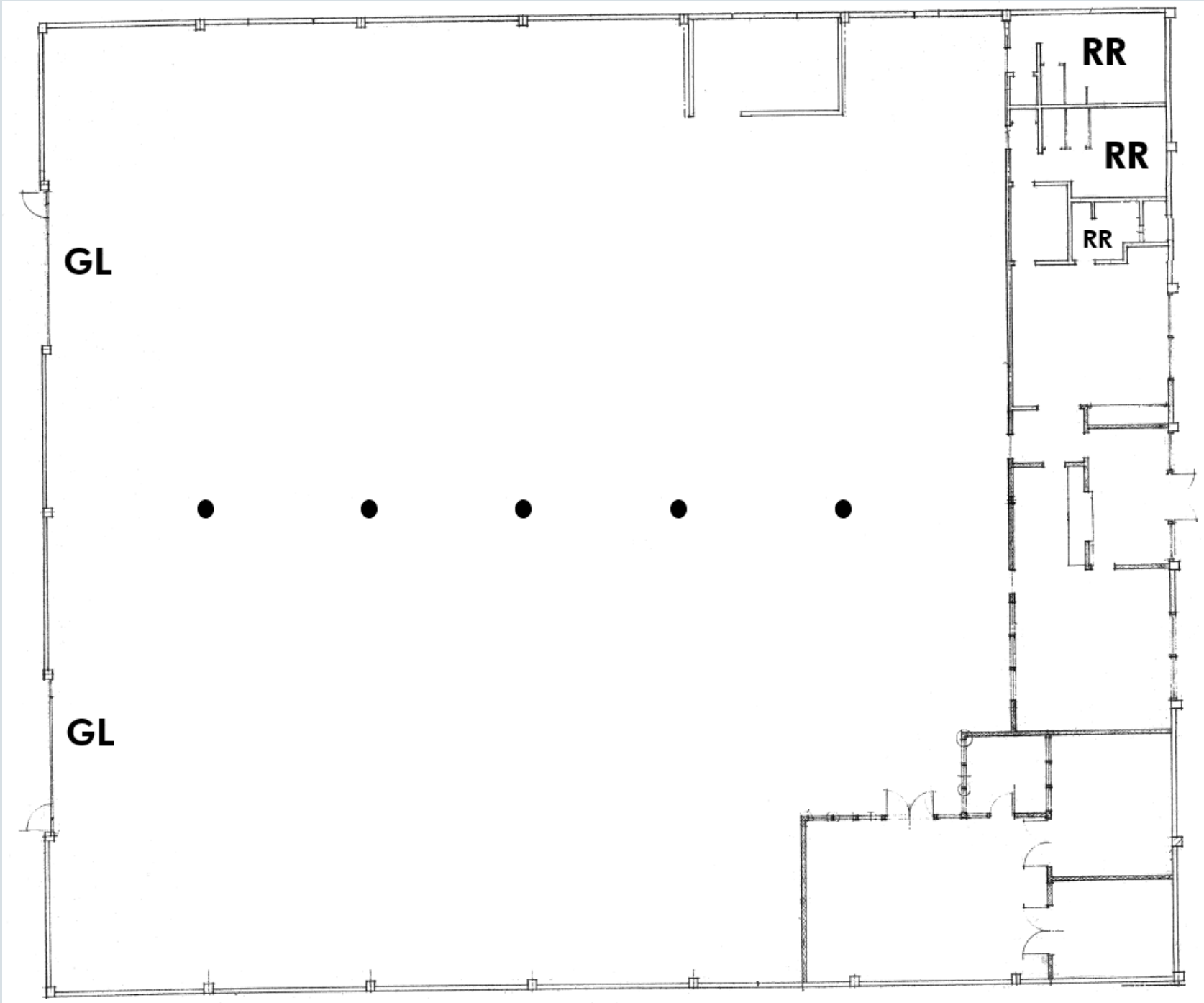
PROPERTY INFO

AVAILABLE SF:	16,660
SALE PRICE:	\$5,100,000.00
SALE PRICE/SF:	\$306.12
OFFICE SF:	3,600
WAREHOUSE/OFFICE HVAC:	Yes
GROUND LEVEL DOORS:	2
YARD:	Yes - Fenced/Paved
MIN. CLEAR HEIGHT:	18'

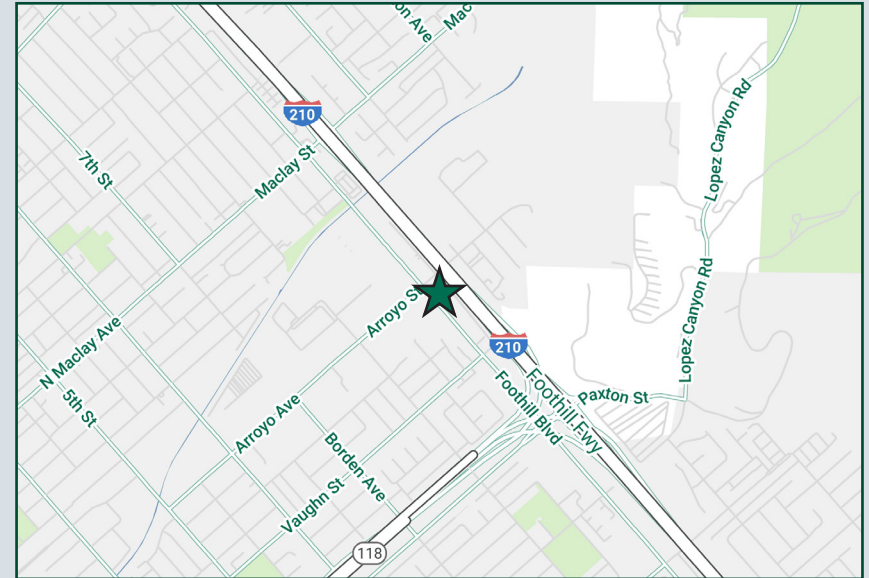
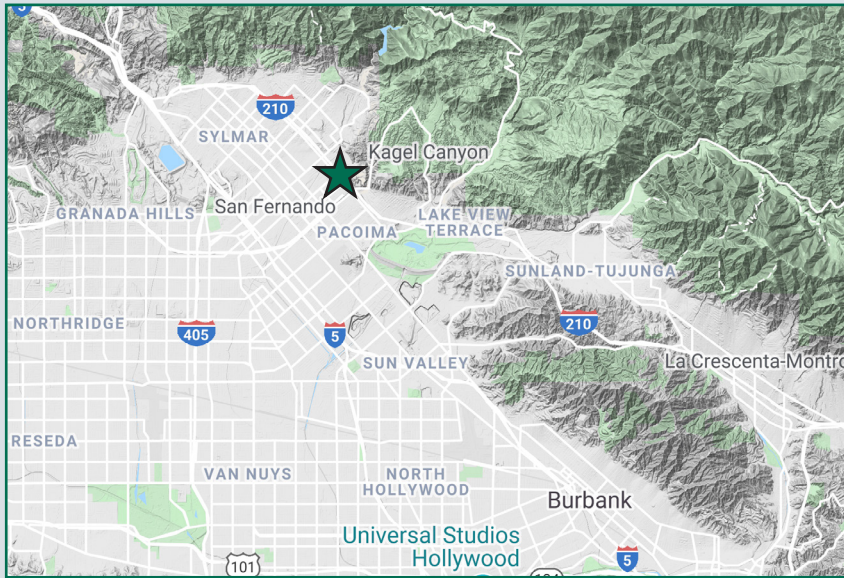
POWER:	A:1,200, V:480, P:3, W:4
PARKING SPACES/RATIO:	32 / 1.9:1
RESTROOMS:	3
LOT SIZE SF:	26,996
ZONING:	M1
APN#:	2514-004-029
POSSESSION:	TBD - Call Broker
TO SHOW:	Call Agent

Notes: Sale of property will include a Leaseback by Seller at the close of escrow.

LAYOUT



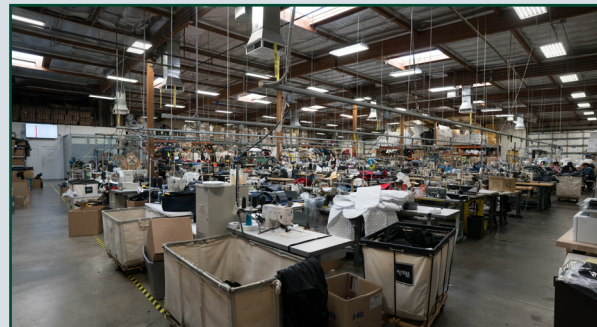
LOCATOR MAPS



PHOTOS



Fully HVAC'd Warehouse;
Heavy Duty Mezz. Above
Office Area (Right Side of
Photo)



Abundant Skylights & LED
Lighting Throughout
Warehouse



Major Building Signage
Opportunity & \$1,890/Mo.
in Billboard Income

12811 Foothill Blvd Sylmar, CA 91342

PLEASE CONTACT:

BILLY WALK

First Vice President
+1 818 502 6733
william.walk@cbre.com
Lic. 01398310

GREG GERACI

Senior Vice President
+1 818 502 6741
greg.geraci@cbre.com
Lic. 01004871

DAVID HARDING

Senior Vice President
+1 818 502 6731
david.harding@cbre.com
Lic. 01049696

MATT DIERCKMAN

Senior Vice President
+1 818 502 6752
matt.dierckman@cbre.com
Lic. 01301723



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