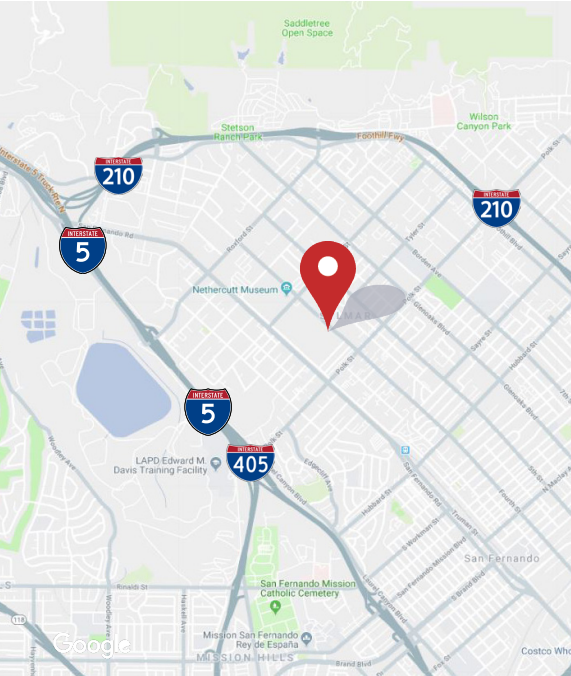




OUTSTANDING FOR MANUFACTURING OR WOODWORKING USES

**12960**  
BRADLEY AVE.  
SYLMAR | CA



**FOR SALE OR LEASE**  
INDUSTRIAL BUILDING

±23,000  
AVAILABLE SF

±2,940  
OFFICE SF

±38,523  
LOT SIZE SF

62  
PARKING SPACES

FEATURES:

- ± 23,000 SF Available
- ± 2,940 SF Office Space
- ±16,500 SF Footprint
- ±6,500 SF 2nd Floor Mfg/Storage Area
- ±38,523 SF Lot Size
- 14' Clear Height (10' in the Rear)
- 4 (Four) GL Doors 10' x 10'
- Power: 600A | 240V | 3 Phase  
600A | 240V | 1 Phase
- **Sale Price: \$ 4,850,000.00 (\$ 210.87/SF)**
- **Lease Rate: \$ 20,700.00 (\$ 0.90/SF/mo)**

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# 12960

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