

21,049 SF FOR LEASE

13286 RALSTON AVE
SYLMAR, CA 91342



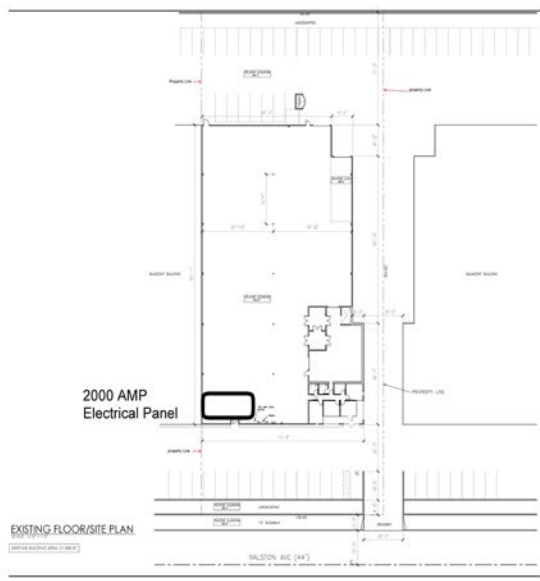
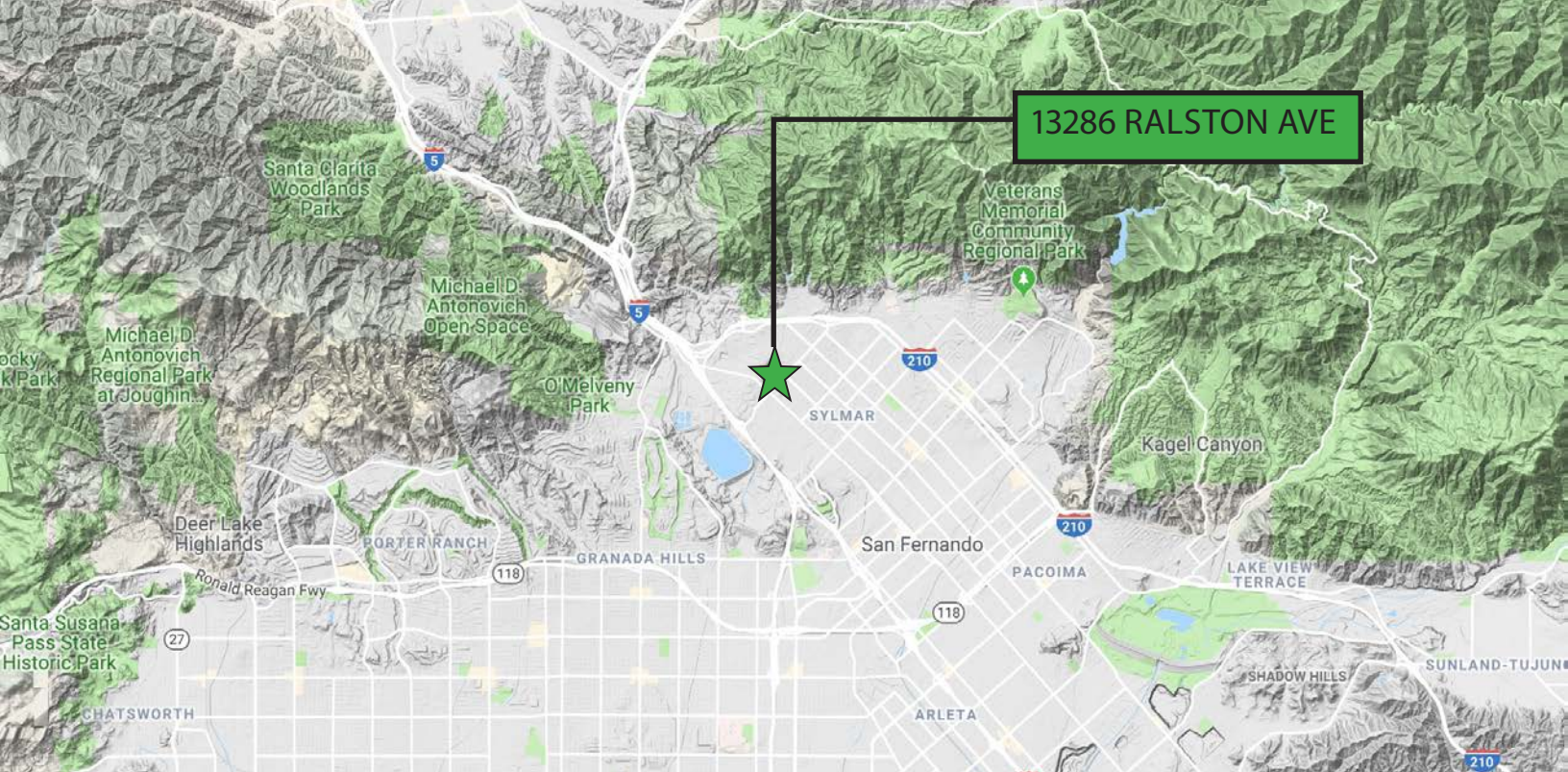
- ✦ **EXCELLENT DISTRIBUTION/MANUFACTURING BUILDING**
- ✦ **DOCK HIGH AND GROUND LEVEL LOADING**
- ✦ **BUSINESS PARK ATMOSPHERE**
- ✦ **CANNABIS CULTIVATION CONSIDERED / 2000 AMPS/480 VOLT POWER**
- ✦ **QUICK ACCESS TO THE 5, 405, 210 & 14 FREEWAYS**

PROPERTY INFO

LEASE RATE/SF:	\$0.95
LEASE RATE/MONTH:	\$19,997
LEASE TYPE:	Net
TERMS:	Acceptable to Owner
AVAILABLE SF:	21,049
OFFICE SF/#:	1,060 SF / 4
PROPERTY TYPE:	Industrial
GROUND LEVEL DOORS:	1 / 12'x14'
TRUCK HIGH/DIM:	1 / 12'x14'
SPRINKLERED:	Yes
CLEAR HEIGHT:	20'

POWER:	A:2000, V:480, P:3, W:3
USE:	Bulk Warehouse
PARKING SPACES/RATIO:	41 / 2:1
YARD:	No
OFFICE HVAC:	Yes
RESTROOMS:	2
PROP LOT SIZE:	42,092
ZONING:	MR1
APN#:	2501-002-042
POSSESSION:	Now
TO SHOW:	Call Agent

Notes: 2,000 amps available in 30-60 days. Cannabis cultivation acceptable at higher rate.



FOR MORE INFORMATION, PLEASE CONTACT:



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



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



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



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

www.cbre.com/lanorth

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

