



Prime East San Fernando Valley Location, High Image Facility
Terrific Access to 5, 210 and 118 Freeways
Unique features include existing studio and extensive power distribution



PREMIER CORPORATE HEADQUARTERS FACILITY AVAILABLE FOR LEASE

123,974 SF FREE STANDING HIGH IMAGE INDUSTRIAL BUILDING ON 4.96 ACRES

28,580 SF STUNNING ELEVATOR SERVED OFFICE SPACE

12154 Montague St. | Pacoima, CA





Property Highlights

AVAILABLE: 123,974 SF

OFFICE: 28,580 SF stunning office area- portions removable to suit

CLEAR HEIGHT: 24-foot

GROUND LEVEL LOADING: 6 ground level doors (1 oversized door)

DOCK HIGH LOADING: 3 existing dock high doors, potential to add 5 more

PARKING: 160 parking stalls

POWER: 4000 Amps, 277/480 Volts

SPRINKLERS: .20 GPM / 1500 SF

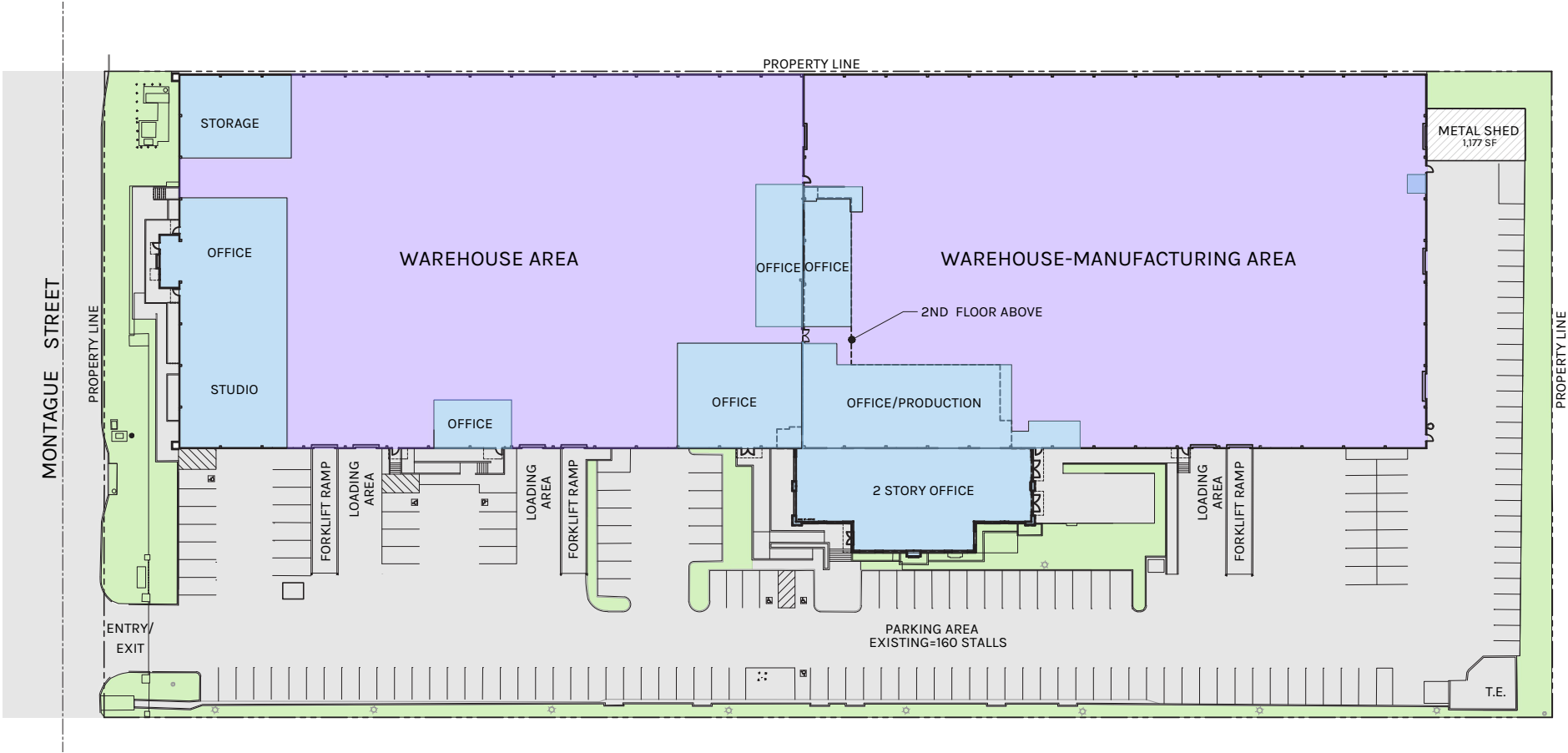
ZONING: M2

YARD: Private, fenced and secure







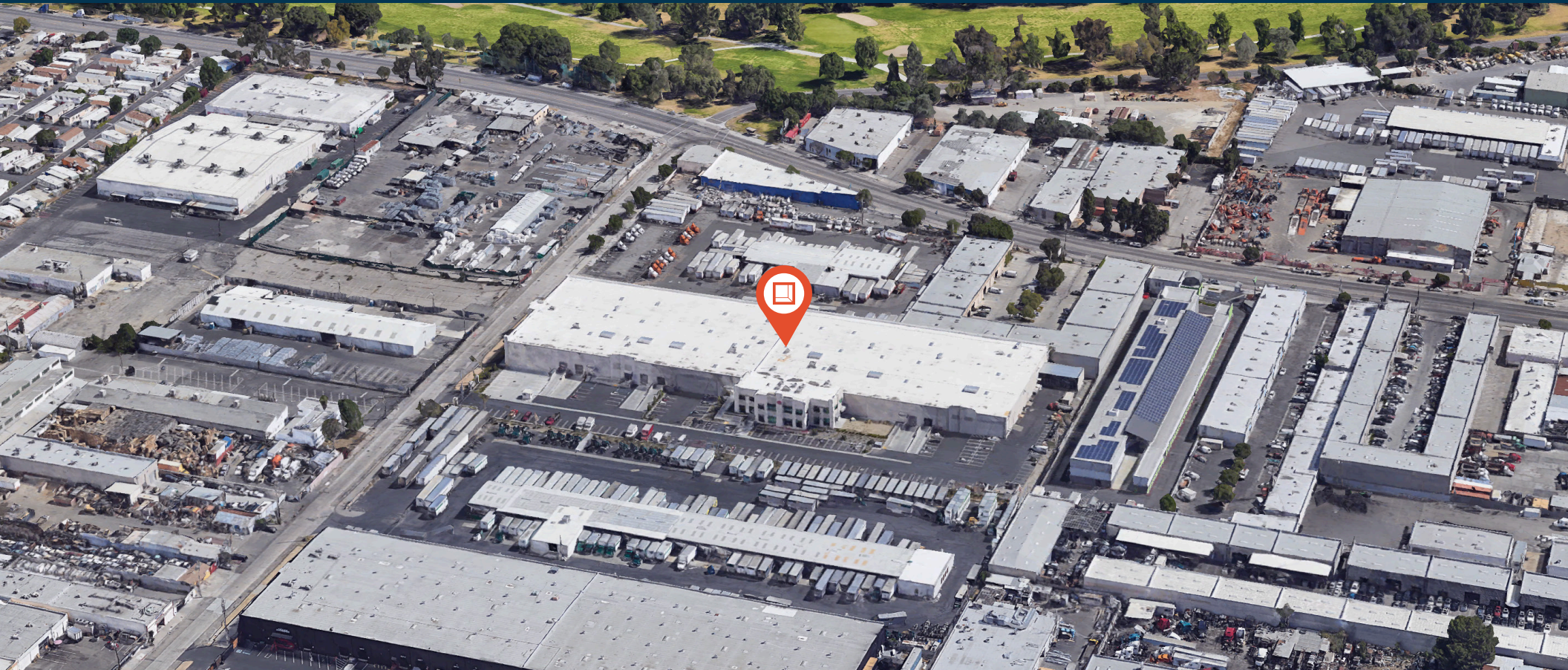


WAREHOUSE
95,394 SF

OFFICE
28,580 SF

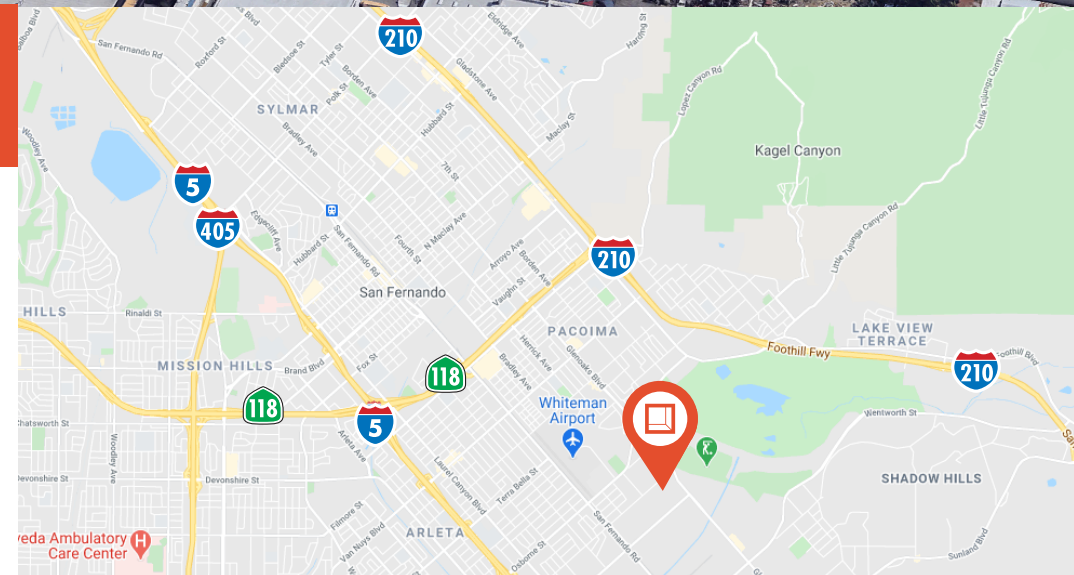
TOTAL
123,974 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



Location Highlights

- Premier facility in East San Fernando Valley
- Immediate access to I-5, I-210 and Hwy-118
- Close proximity to Burbank, Glendale and Downtown Los Angeles
- Nearby other entertainment tenants including Line 204, Quixote Studios, etc.
- 15 minutes to Burbank Media Center (i.e., Walt Disney Studios, Warner Bros., ABC, New York Film Academy, etc.)





**Rexford
Industrial**

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