

Available SF: 3,750

Total Building SF: 7,500



**Address:** 11003 San Fernando Rd, Pacoima, CA 91331  
**Cross Streets:** Paxton St / San Fernando Rd

**Corner Location / San Fernando Rd. Frontage**  
**Nice Service / Warehouse Facility**  
**Immediate Access to 118, 210, 5 & 405 Freeways**  
**Two Street Access - Across the Street from Costco**

**Lease Rate/Mo:** \$4,050  
**Lease Rate/SF:** \$1.08  
**Lease Type:** Gross  
**Terms:** 5 Yrs  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** \$2,452, 2016  
**Available SF:** 3,750  
**Minimum SF:** 3,750  
**Prop Lot Size:** 7,000 SF / .16 AC  
**Yard:** Fncd/Pvd  
**Zoning:** CM1

**Construction Type:** Brick/Block  
**Const Status/Year Blt:** EXIST / 1954  
**Sprinklered:** No  
**Ground Lvl Drs/Dim:** 2 / --  
**Dock High/Dim:** 0 / --  
**Clear Height:** 12  
**Heat/Cool:** Space Heaters  
**Roof Type:** Lam Glu WB  
**A:** 200 **V:** 240 **Ø:** 3 **W:** --  
**Parking Spaces:** 12 / **Bldg Ratio:** 2.5:1  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 1,805 / 7  
**Restrooms:** 2  
**Office Air:** Yes **Office Heat:** Yes  
**Finished Ofc Mezz:** 430 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**To Show:** Call Agent  
**Region:** LA Northwest/East  
**Thomas Guide:** 502-C2  
**APN#:** 2614-003-022