

12806 & 12814 Bradley Ave Sylmar, CA 91342

Building #1 (12806 Bradley Ave):

- 14,178 SF with 4,000 SF of newly renovated office space (Vacant & Ready For Occupancy)
- 1 Ground Level Loading Door
- 400 Amps; 240 Volt; 3 Phase; 4 Wire Power
- 28 car parking with a private fenced yard
- Construction Type: Concrete-Tilt-Up

Building #2 (12814 Bradley Ave):

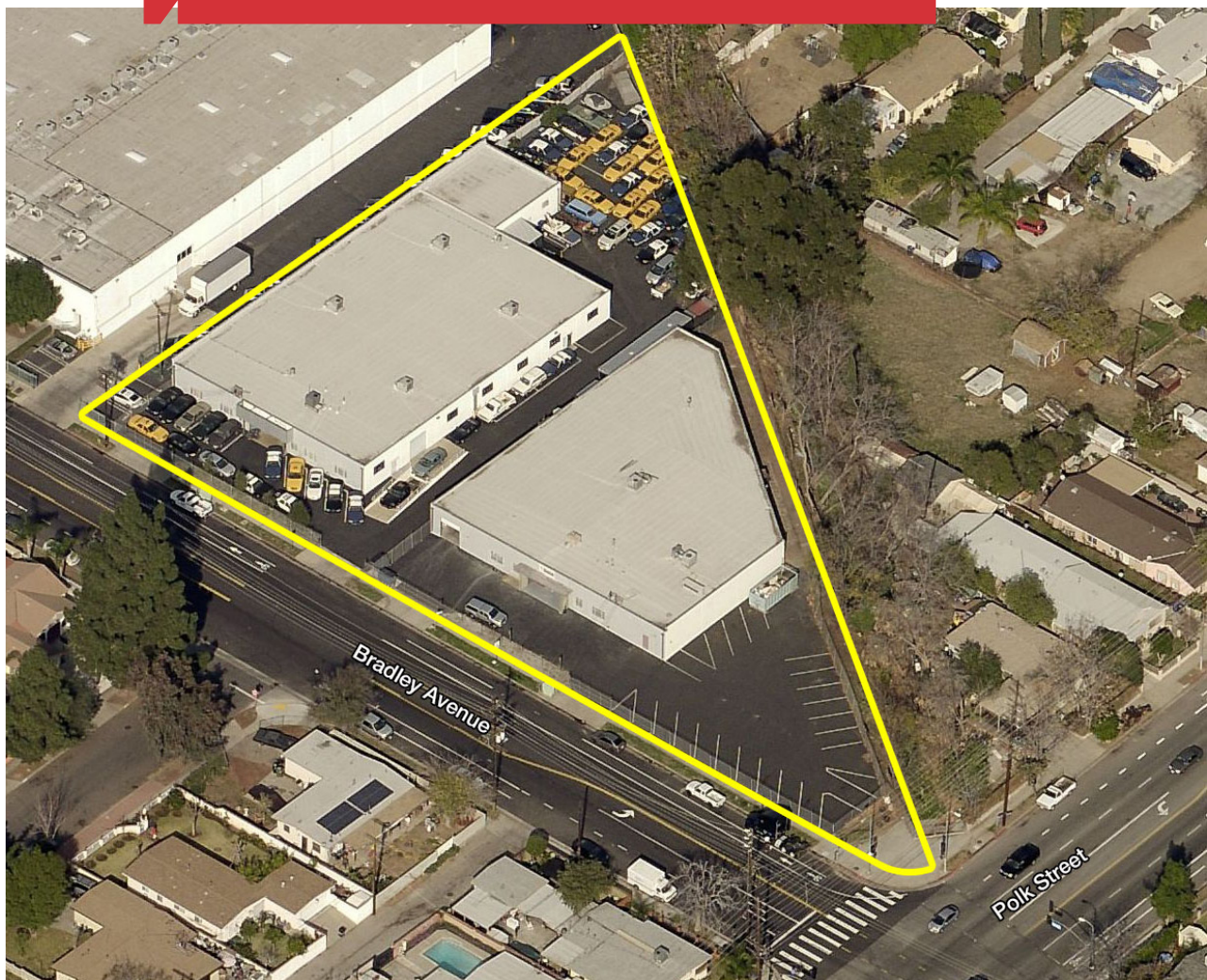
- 16,500 SF with 1,500 SF of newly renovated office space (Leased thru 12-31-2016 @ \$9,322.50 / Month Gross + Annual COLA's)
- 100% HVAC building
- 1 Dock High and 3 Ground Level Loading Doors
- 400 Amps; 240 Volt; 3 Phase; 4 Wire Power
- 32 Car parking with a private fenced yard
- Construction Type: Concrete-Tilt-Up

Owner-User / Investor Purchase Opportunity

30,678 SF

Two (2) newly renovated, free standing buildings on one parcel with separate fenced yards.

Sale Price: \$3,025,000 (\$98.60 / SF)



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Location Map



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12806 & 12814 Bradley Ave.
Photos



Renovated Exterior of Building



Renovated Front Parking Lot



Interior Warehouse



Loading Dock



Fenced Private Yard



Side Yard with Access to Rear Yard



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Available SF: 30,678

Total Building SF: 30,678



Address: 12806-12814 Bradley Ave, Sylmar, CA 91342
Cross Streets: Bradley Ave / Polk St

**User/Investor Purchase Opportunity
 Two Adjacent Free Standing Buildings On 1 Parcel
 Both Buildings Have Separate Fenced Yards
 Bldg 1. - 14,178 SF
 Bldg 2. - 16,500 SF**

Price/SF: \$98.60
Sale Price: \$3,025,000
Taxes: \$18,417, 2014
Available SF: 30,678
Cap Rate: --
Gross Income: --
Total Expenses: --
Net Oper. Income: \$0
Prop Lot Size: 69,696 SF / 1.6 AC
Yard: Fncd/Pvd
Zoning: M1

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1957
Sprinklered: No
Ground Lvl Drs/Dim: 4 / 3:10x10; 1:10x8
Dock High/Dim: 1 / 10x10
Clear Height: 12 - 14
Heat/Cool: Unknown
Roof Type: SB Tapered
A: 800 **V:** 240/120 **Ø:** 3 **W:** 4
Parking: Ratio: 2:1 / Spaces: 60
Rail Service: No
Specific Use: WHSE- Distribution

Office SF / #: 5,500 / --
Restrooms: 8
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
To Show: Call Agent
Region: LA Northwest
Thomas Guide: 481-H4
APN#: 2506012024

Listing Company: NAI Capital - Encino (818) 905-2400

Agents: David Young (818) 742-1651, Chad Gahr (818) 742-1626

Property/Listing/Ste #: 1924919/1024028

Listing Date: 04/30/2014

FTCF: CB000N000S250/AOAA

Notes: Terms: All Cash at Close of Escrow. Two Separate Electrical Panels of 400 Amps 240/120 Volt, 3 Phase in each Building. Buyer must independently verify all information contained on this brochure.