

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.