Heart of SFV Incredible Distribution Facility Featuring 8 Dock High Loading Doors Efficiently Planned Office Layout with Premium Finishes Institutionally Owned/Managed with Close Proximity to 5, 210, 118, 405, 170 & 14 Freeways

LIMITED TIME $100K BROKER BONUS FOR LEASES SIGNED BY 12/31/2026

48,440 SF TO 105,172 SF AVAILABLE FOR LEASE

13943 - 13949 Balboa Boulevard | Sylmar, CA

STATE-OF-THE-ART INDUSTRIAL BUILDING

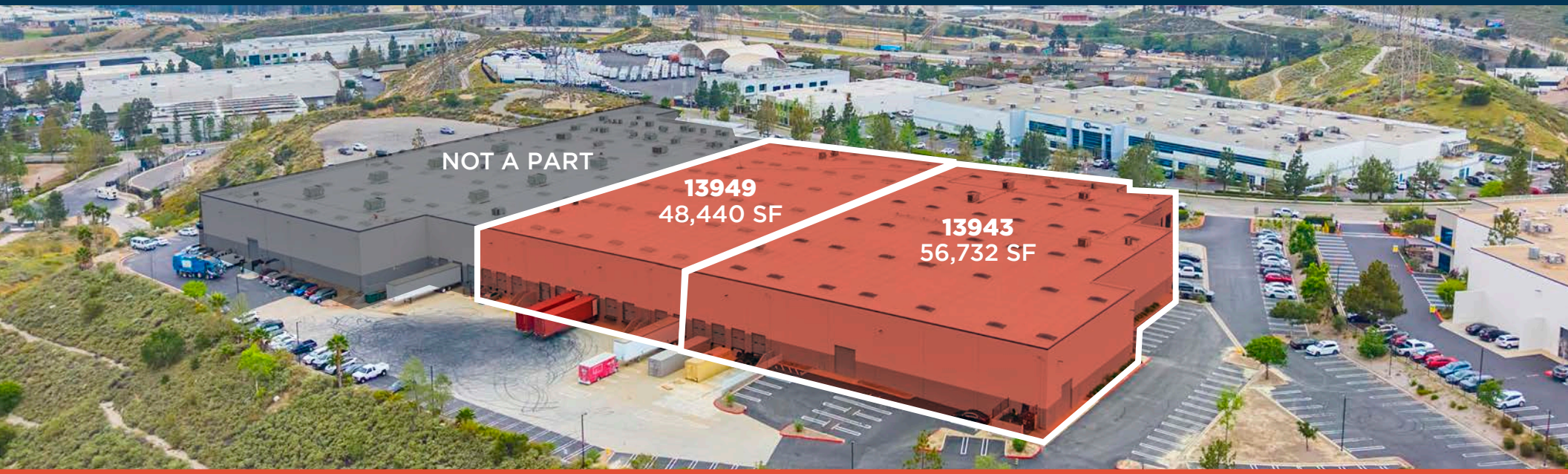
Immaculate Office & Premium Finishes with 28' Minimum Clear Class A Building – Ready for Occupancy!

Rexford Industrial

CBRE

Building Features

13943-13949 BALBOA BOULEVARD



	13943 Balboa Blvd	13949 Balboa Blvd	13943-13949 Balboa Blvd
TOTAL BUILDING AREA:	56,732 SF	48,440 SF	105,172 SF
LEASE RATE:	$1.55 NNN/SF/mo.	$1.55 NNN/SF/mo.	$1.55 NNN/SF/mo.
NNN EXPENSES:	$0.37/SF/mo.	$0.37/SF/mo.	$0.37/SF/mo.
OFFICE AREA:	2,623 SF	3,128 SF	5,751 SF
CLEAR HEIGHT:	28’	28’	28’
SPRINKLERS:	.6/3000	.6/3000	.6/3000
RESTROOMS:	4	4	8
PARKING PROVIDED:	35 stalls	34 stalls	69 stalls
DOCK HIGH DOORS:	5	8	13
GROUND LEVEL DOORS:	2	0	2
POWER:	Up to 1,000 Amps; 277/480V; 3 Phase 4 Wire	Up to 600 Amps; 277/480V; 3 Phase 4 Wire	Up to 1,600 Amps; 277/480V; 3 Phase 4 Wire

Property Photos

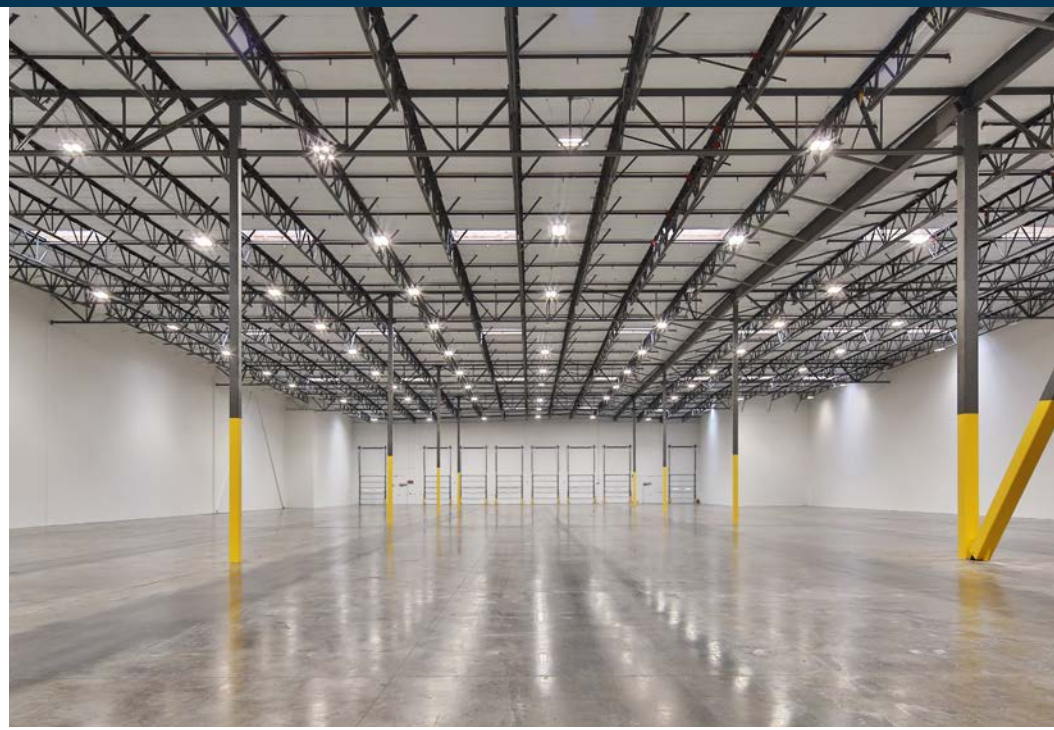
13943 BALBOA BOULEVARD

Property Aerial

13943-13949 BALBOA BOULEVARD

Interior Photos

13943-13949 BALBOA BOULEVARD

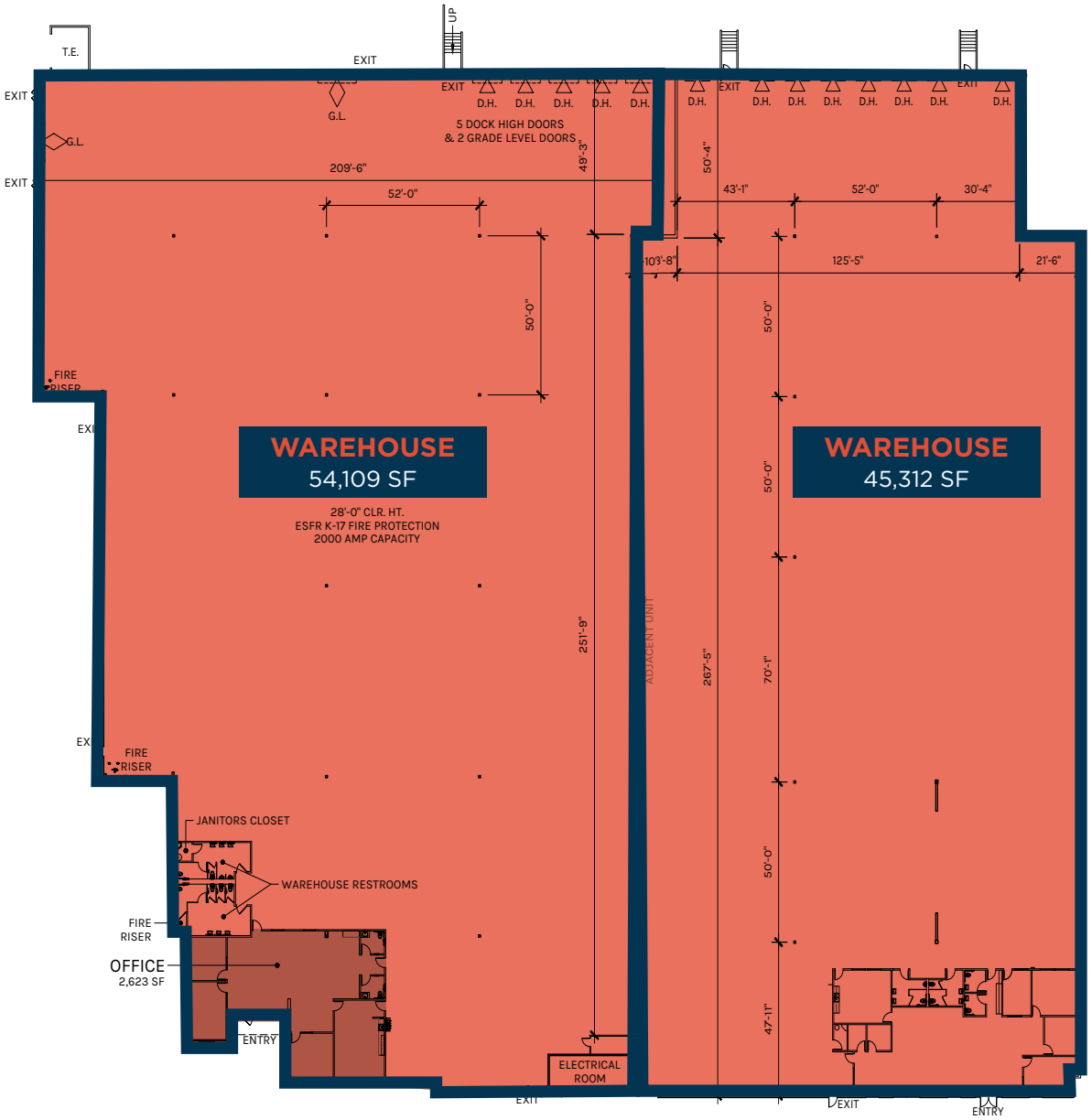


Overall Floor Plan

13943-13949 BALBOA BOULEVARD

13943 BALBOA BLVD

13949 BALBOA BLVD

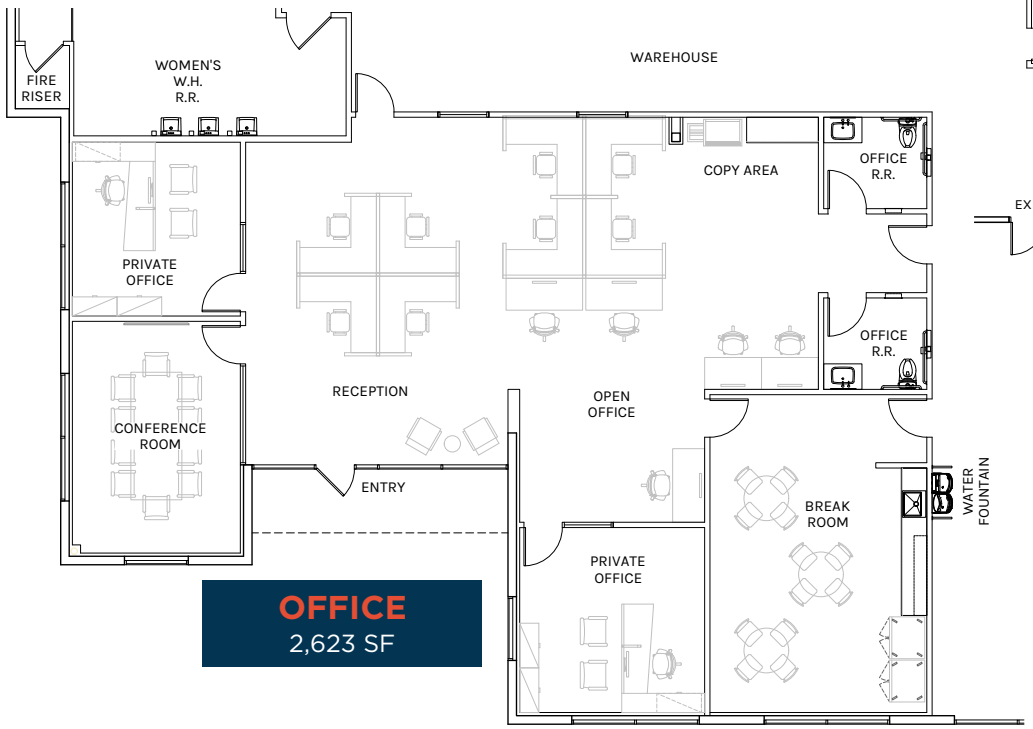


PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND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

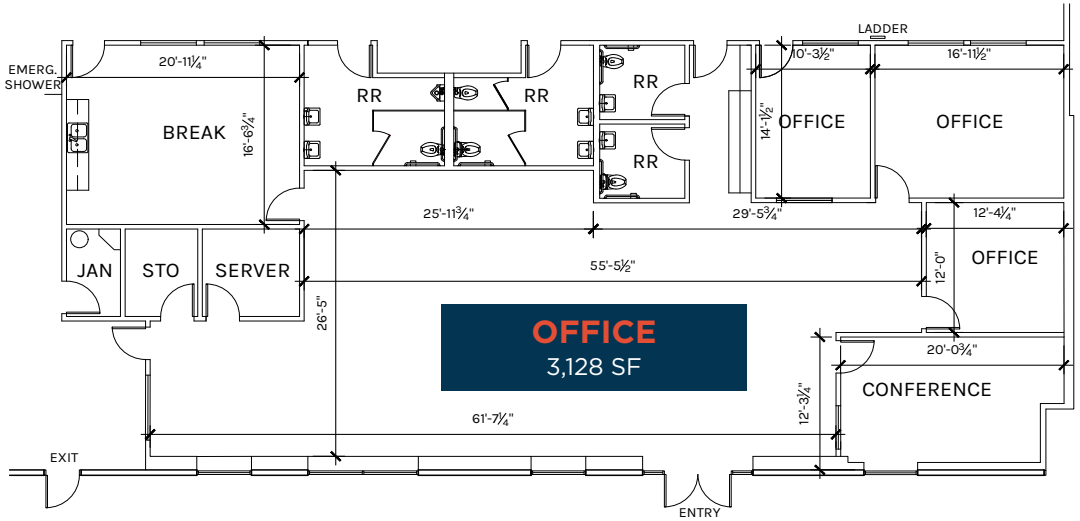
Office Floor Plans

13943-13949 BALBOA BOULEVARD

13943 BALBOA BLVD



OFFICE
2,623 SF



13949 BALBOA BLVD

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Site Plan

13943-13949 BALBOA BOULEVARD

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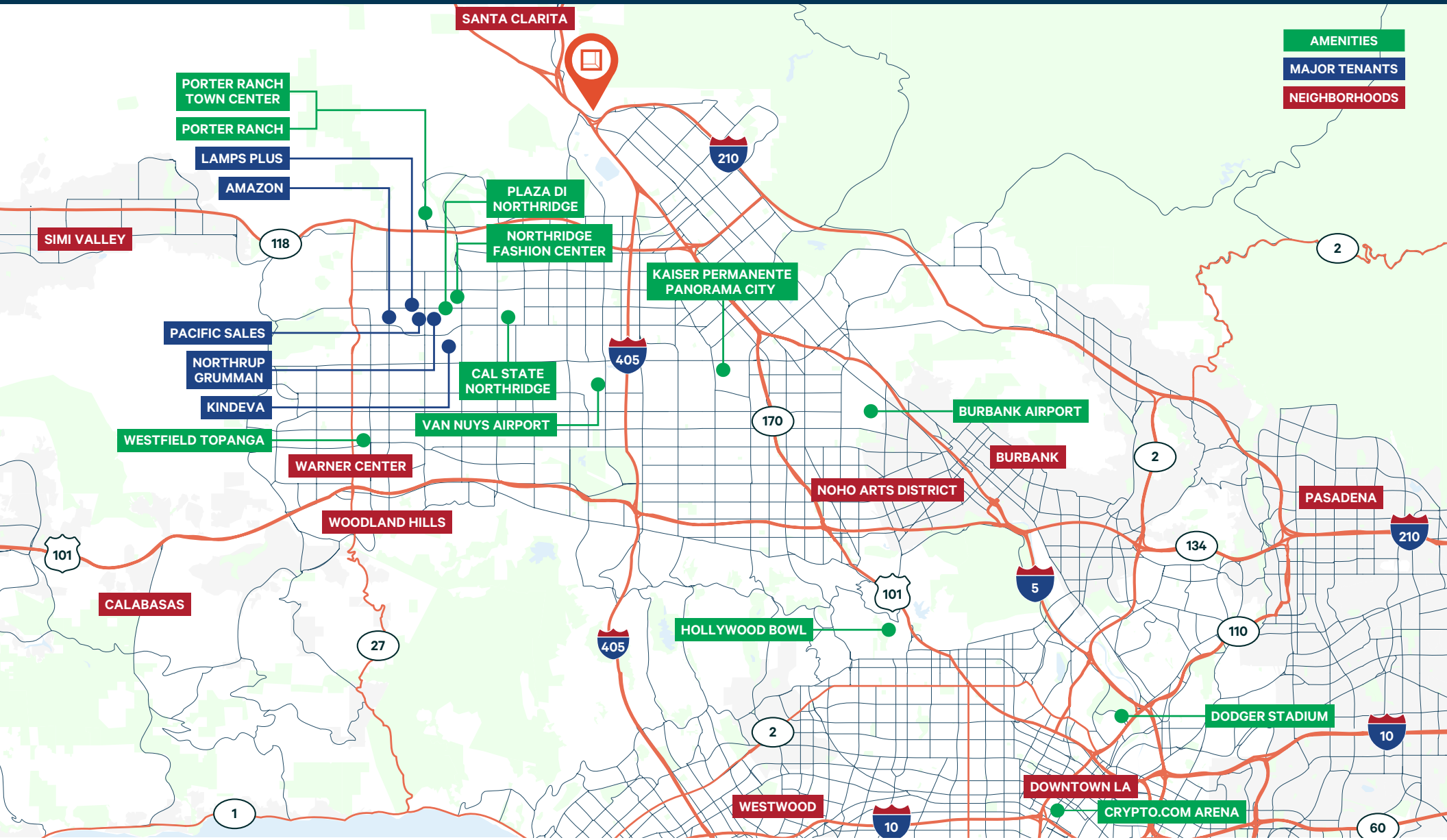
Property Location

13943-13949 BALBOA BOULEVARD



14.7 Miles
To Hollywood Burbank Airport

31.3 Miles
To Downtown Los Angeles

52.9 Miles
To Ports of Los Angeles/ Long Beach

210, 118, I-5, US-101, 405
Immediate Access and Close Proximity

Rexford Industrial

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