



12450 MONTAGUE ST, PACOIMA, CA 91331

40,841 SF ON 1.70 AC | SOUTHLAND MARKET | SFV

Exclusively
Listed By:

Mark Repstad | Principal
T: 213.338.8000 X1
mark@southlandcre.com
License ID: 01492673

SOUTHLANDCRE¹
GO BEYOND

12450 MONTAGUE ST, PACOIMA, CA 91331

41K ON 1.70 AC
SOUTHLAND MARKET | SFV



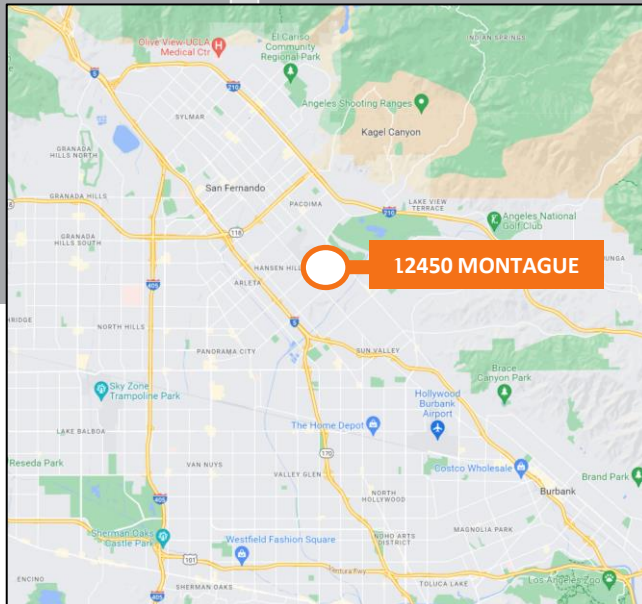
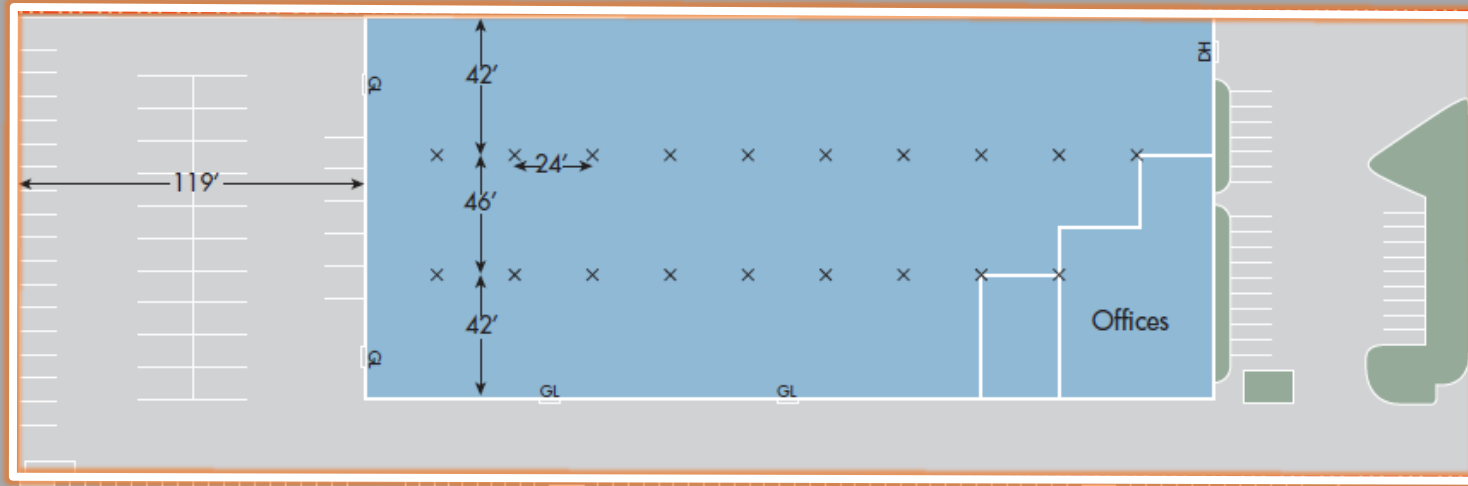
Address:	12450 Montague St Pacoima, CA 91331
County:	Los Angeles
Sub Market:	San Fernando Valley
APN:	2537-014-049
Building Area:	40,841 SF
Land Area:	74,210 SF (1.70 Acres)
Office Area:	8,328 SF / 20.0% (1 st – 3,648 SF, 2 nd – 4,680 SF)
Construction:	Concrete Tilt-Up
Year Built:	1988
Clear Height:	24'
Power:	600 Amps (277/480V)
DH/GL:	1 (10' x 14') / 4 (14' x 14')
Parking:	75 Spaces (1.8 / 1,000)
Truck Court:	119'
Column Spacing:	42' x 24' Typical
Zoning:	M2 – City of Los Angeles

*Please verify all information.

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Key Distances

5 Freeway	1.6 Miles
118 Freeway	2.0 Miles
210 Freeway	2.7 Miles
Hollywood Burbank Airport	6.3 Miles
Los Angeles Int'l Airport	28 Miles
Los Angeles / Long Beach Ports	42 Miles

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Corporate License ID: 02154676
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