



13943 Balboa Blvd

Sylmar, CA

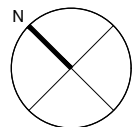
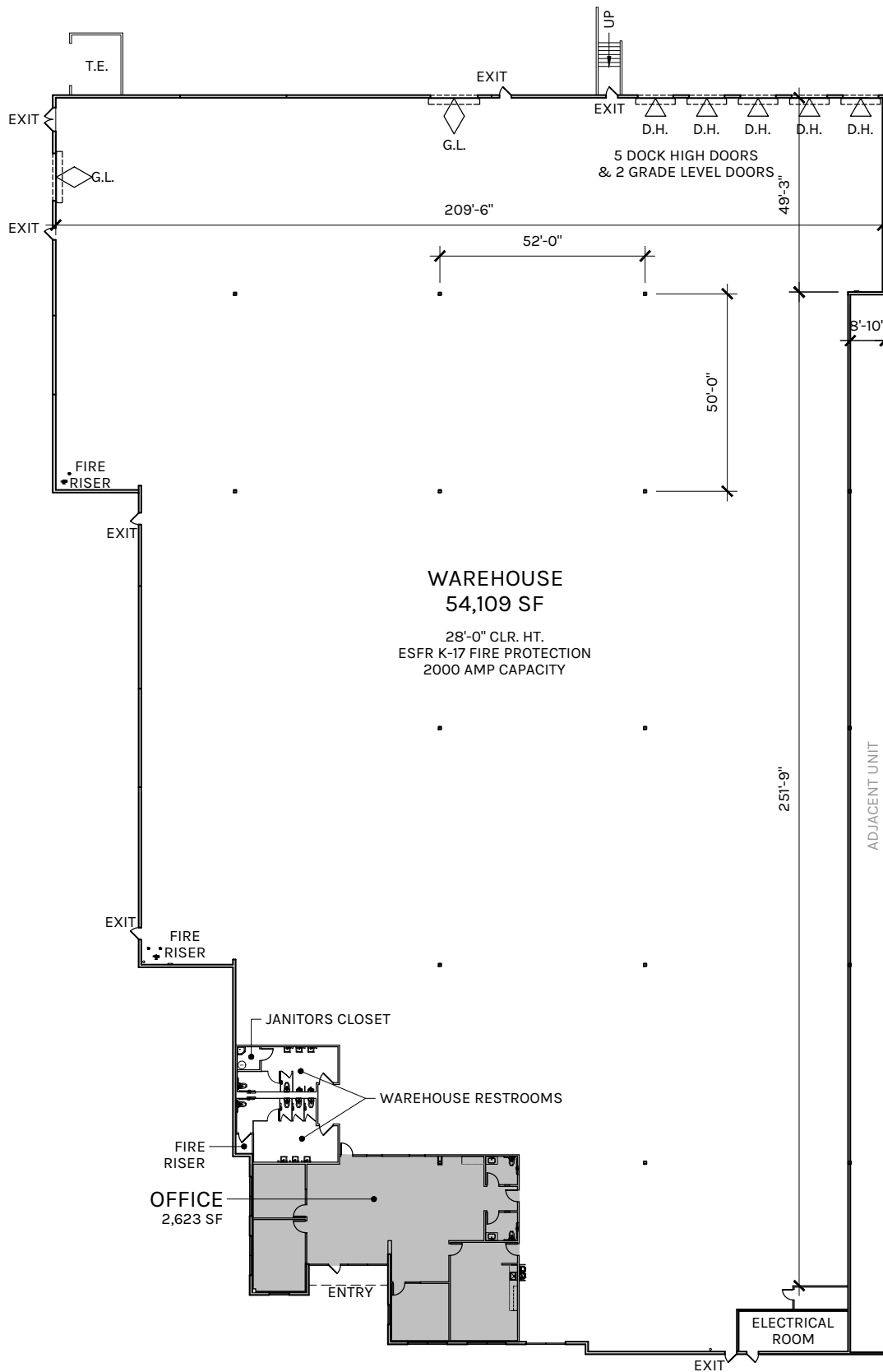
Overall Floor Plan

56,732 SF

WAREHOUSE: 54,109 SF

OFFICE: 2,623 SF

TOTAL: 56,732 SF



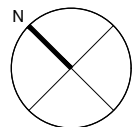
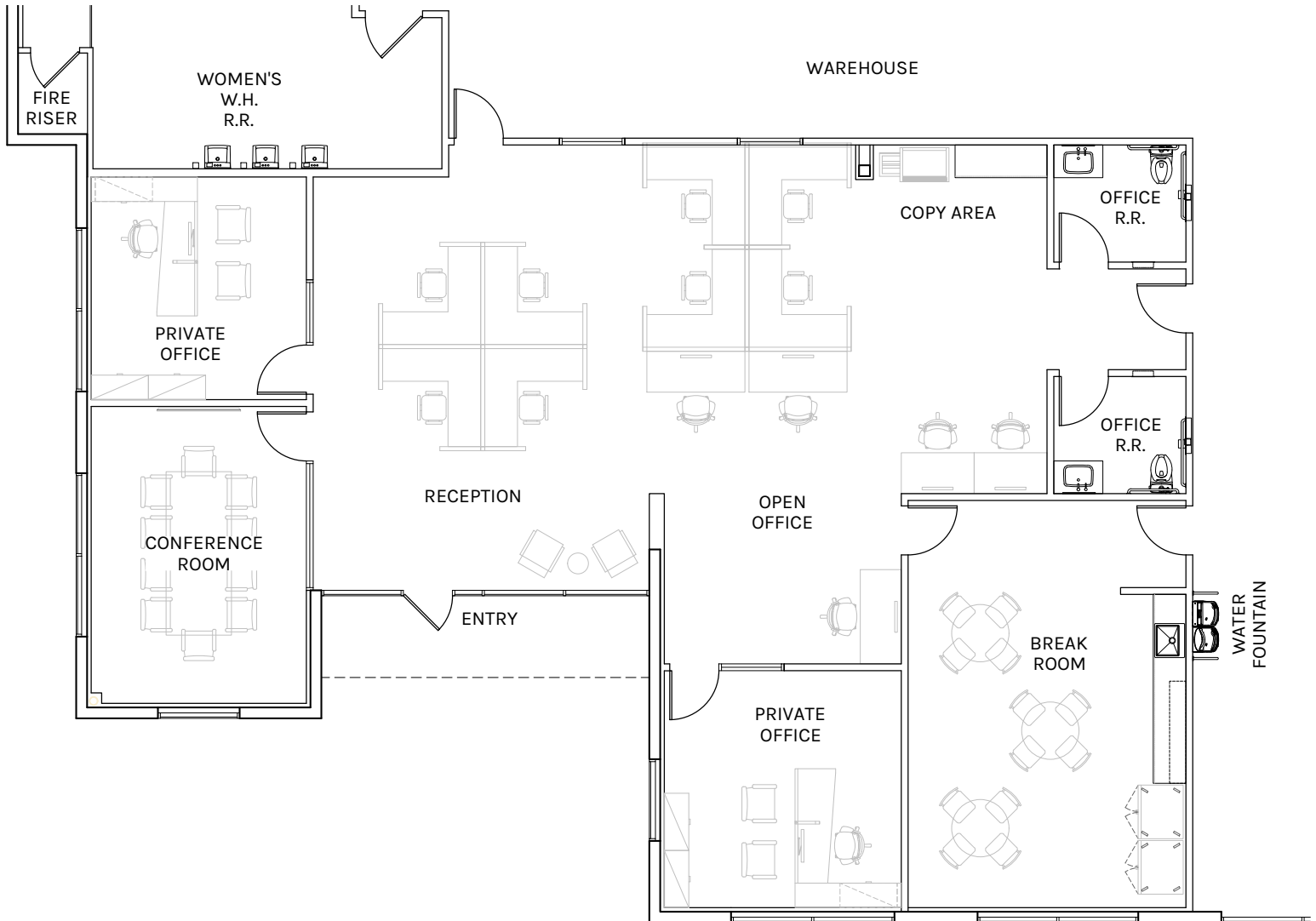
SCALE: 1" = 40'-0"



13943 Balboa Blvd
Sylmar, CA

Office Plan
2,623 SF

WAREHOUSE: 54,109 SF
OFFICE: 2,623 SF
TOTAL: 56,732 SF



SCALE: 1" = 10'-0"



13943 Balboa Blvd

Sylmar, CA

Total Building SF

56,732

Warehouse SF

54,109

Office SF

2,623

- **Office:** 2,623 SF
- **Zoning:** M1 - Limited Industrial
- **Land Acres/ SF:** 10.50 Acres / 457,172 SF

- **Dock High Doors:** 5
 - Dock High Positions:** 5
- **Grade Level Doors:** 2

- **Fire Protection:** ESFR K-17
- **Clear Height:** 28'

- **Total Auto Parking Provided:** 35

- **Electrical:** 2000AMP 277/480v 3Phase Capacity

*Maximum electrical capacity is subject to switchgear, transformer, underground pull section, and utility availability/capacity. Tenant and Broker to confirm with utility their requirements (including timing of said requirements) to meet their operational needs. Landlord will reasonably cooperate with Tenant to achieve Tenant's power needs.