

Available SF 18,252 SF

Industrial For Lease

Building Size 18,252 SF


Address: 13596 Vaughn St, San Fernando, CA 91340

Cross Streets: Vaughn St/Bradley Ave

Great East Valley Location
 Dock High & Ground Level Loading
 Fenced Yard / 1,600 Amps
 Ideal for Manufacturing
 4% Fee to Procuring Agent

Lease Rate/Mo: \$18,252
Lease Rate/SF: \$1.00
Lease Type: Modified Gross / Op. Ex: \$0.07
Available SF: 18,252 SF
Minimum SF: 18,252 SF
Prop Lot Size: 1 Acre / 43,700 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$25,455 / 2025
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 15'
GL Doors/Dim: 1 / 12'x12'
DH Doors/Dim: 1 / 10'x10'
A: 1600 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R25
Whse HVAC: No
Parking Spaces: 31 / **Ratio:** 1.7:1
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 3,900 SF / 10
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,950 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: East SFV
APN#: 2523-004-001

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica.balin@lee-re.com)
Listing #: 42875503

Listing Date: 06/30/2025

FTCF: CB400N000S000

Notes: Lessee to independently verify all information contained herein. Broker/Agent & Owner/Lessor make no representations & cannot verify it's accuracy. CAM fee is \$0.065 PSF.