


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	Sprinklered:	Yes	Office SF / #:	3,900 SF / 10
Lease Rate/SF:	\$1.00	Clear Height:	15'	Restrooms:	6
Lease Type:	Modified Gross / Op. Ex: \$0.07	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	18,252 SF	DH Doors/Dim:	1 / 10'x10'	Finished Ofc Mezz:	1,950 SF
Minimum SF:	18,252 SF	A: 1600 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	1 Acre / 43,700 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1978R25	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 31	/ Ratio: 1.7:1	Vacant:	Yes
Taxes:	\$25,455 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Manufacturing	Market/Submarket:	East SFV
Zoning:	M2			APN#:	2523-004-001

Listing Company: Lee & Associates

[Scott.Caswell](mailto:Scott.Caswell@lee-re.com) 818-444-4911, [Erica.Balin](mailto:Erica.Balin@lee-re.com) 818-444-4912

Agents: 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.