



10560 Ilex Avenue

Pacoime , CA 91331

Industrial Land for Lease

Alex Matevosian

Broker

alex@migcres.com

818.482.3830

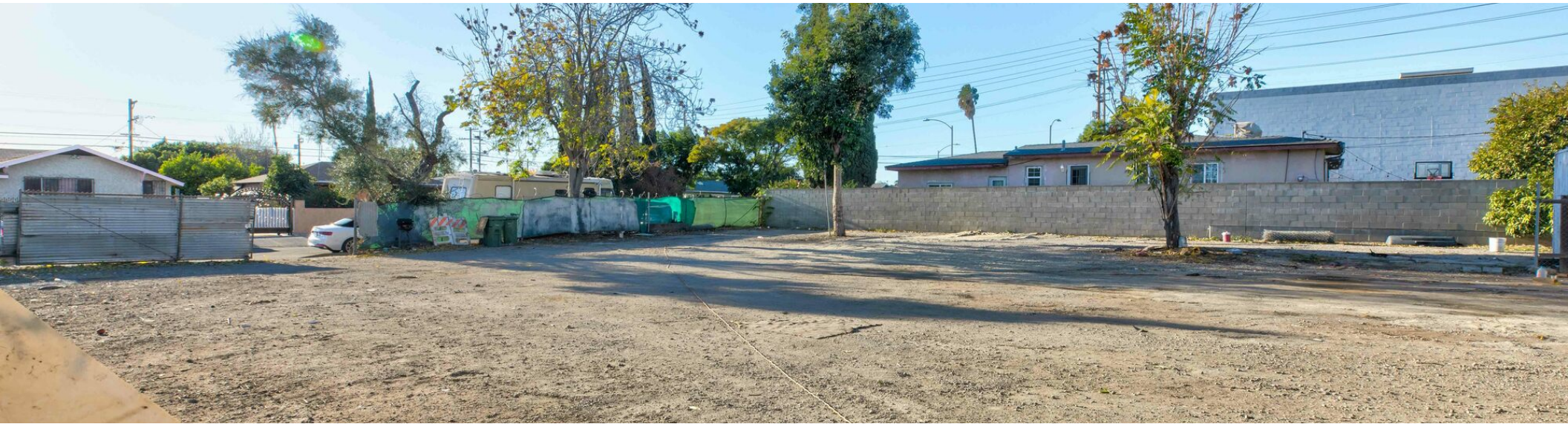
CalDRE #DRE 02047572

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SERVICES, INC

CalDRE #02211621 migcres.com

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Property Summary



PROPERTY CHARACTERISTICS

- ▶ Vacant Lot
- ▶ Right Off Major Freeways: 118, 170, 405
- ▶ Lot Dimensions: 112' x 100'
- ▶ Gated & Secured Lot
- ▶ MR-1 Zoned (Restricted Manufacturing)

OFFERING SUMMARY

Asking Price:	\$6,000/Month
Price Per Square Foot:	\$0.52
Lease Type:	Modified Gross
Zoning:	MR-1
Lot Size:	11,500 SF
APN:	2620-029-022

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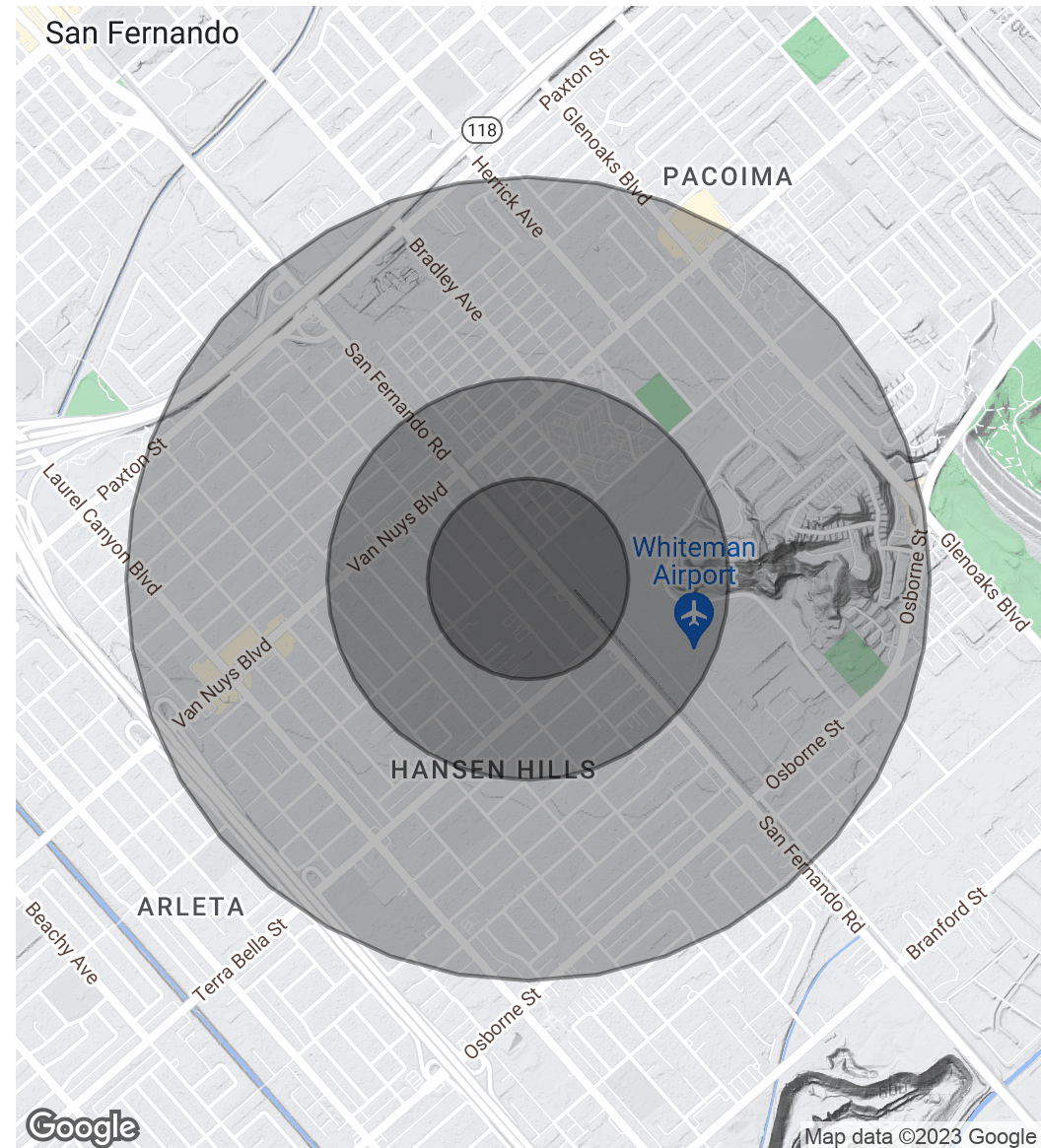
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,962	11,136	40,087
Average Age	33.4	31.1	31.9
Average Age (Male)	33.5	30.4	31.5
Average Age (Female)	33.6	32.8	32.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	476	2,603	9,475
# of Persons per HH	4.1	4.3	4.2
Average HH Income	\$62,436	\$62,951	\$67,781
Average House Value	\$406,938	\$350,238	\$396,971

* Demographic data derived from 2020 ACS - US Census



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Executive Summary



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MIG Commercial Real Estate Services, Inc proudly presents prime industrial land for lease at 10560 Ilex Ave, Pacoima. Explore an unparalleled opportunity to lease 11,500 square feet of industrial MR-1 land in the heart of Pacoima. Nestled near the intersection of the 5, 118, 405, and 170 freeways, this property provides strategic access to key transportation arteries, ensuring seamless connectivity for streamlined logistics and convenient travel for clients and employees.

The entire property is secured with fencing, and a portion of the parcel is paved, adding an extra layer of security. Ideal for a diverse range of industrial uses, this expansive property offers convenience, accessibility, and a prime location for your business operations.

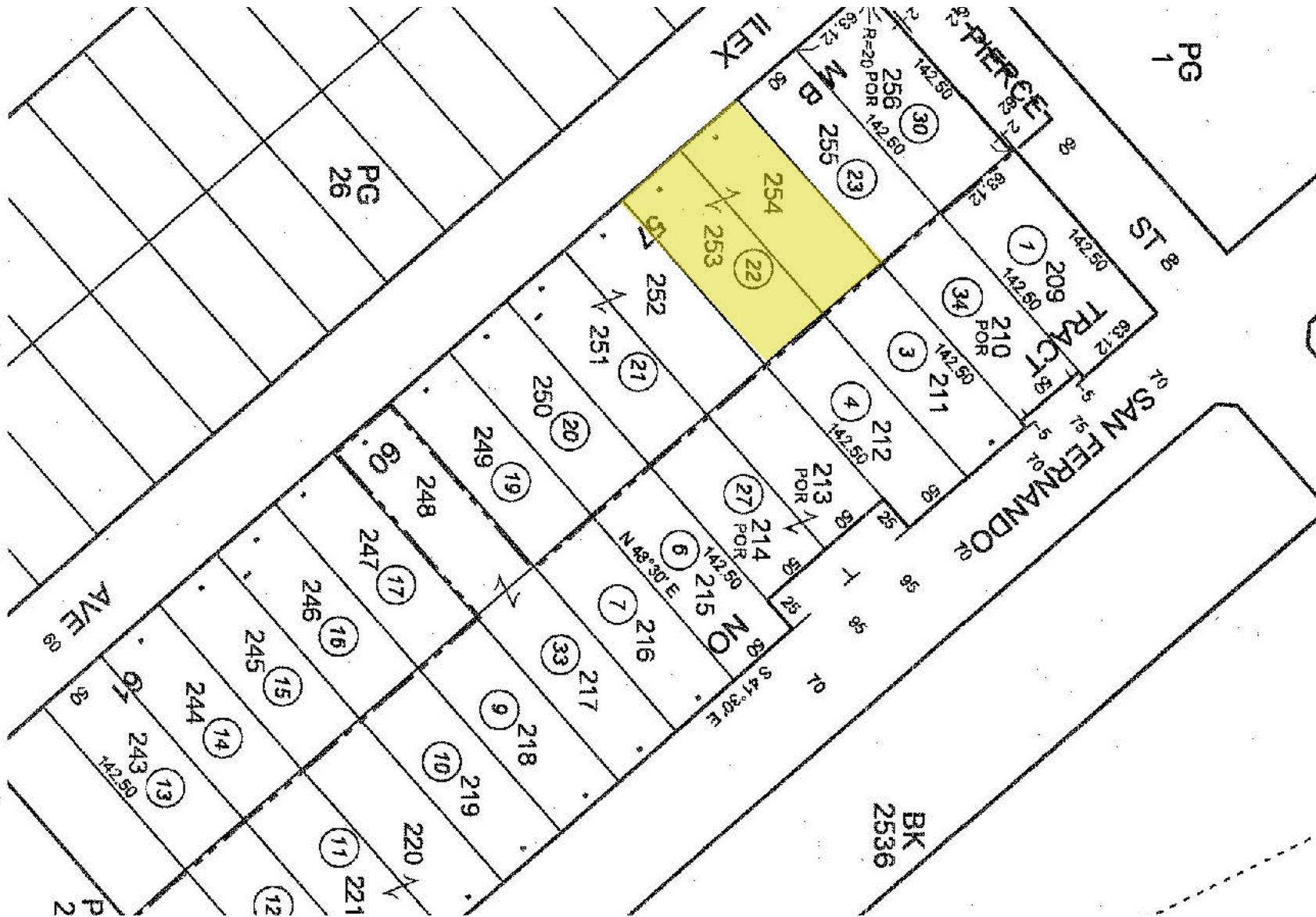
This versatile industrial land is suitable for storage & parking purposes, including lunch trucks, tow trucks, contractor yard, building material supply yard.

Please note that no guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.



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Parcel Map



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2004

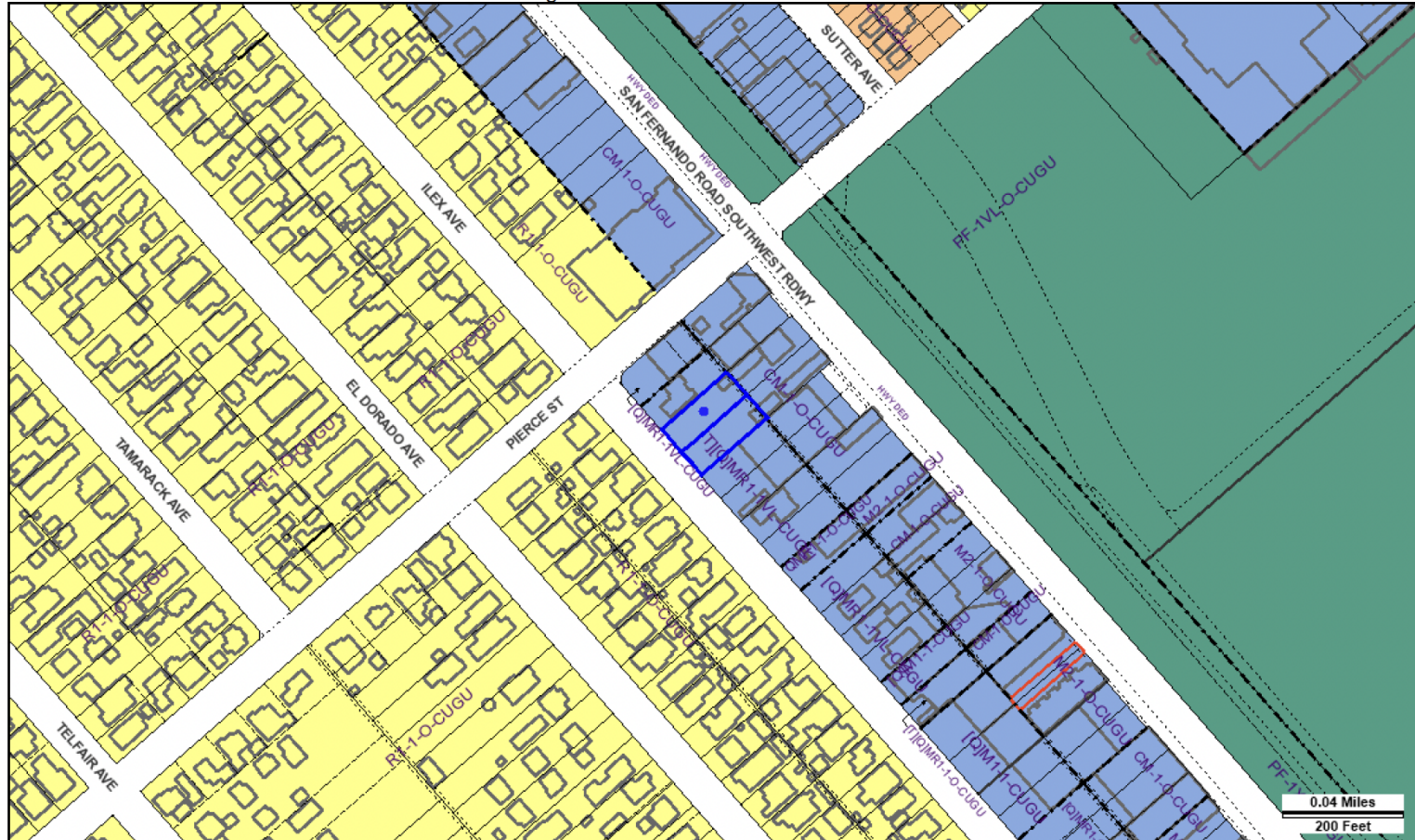
Zoning Map

ZIMAS PUBLIC

Generalized Zoning

12/11/2023

City of Los Angeles
Department of City Planning



Address: 10566 N ILEX AVE

APN: 2620029022

PIN #: 207B161 377

Tract: TR 5447

Block: None

Lot: 254

Arb: None

Zoning: [T]([Q])MR1-1VL-CUGU

General Plan: Limited Manufacturing



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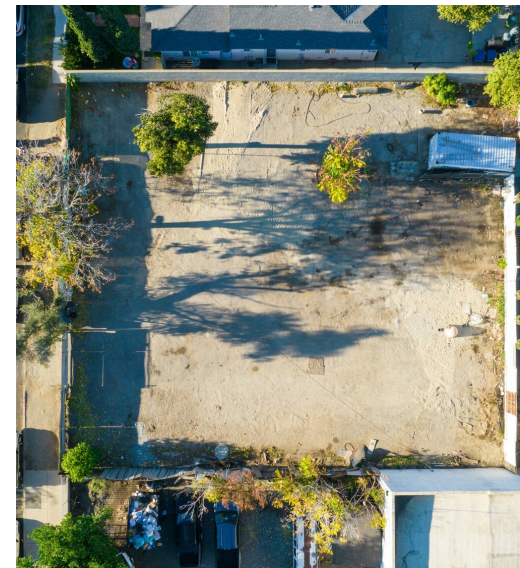
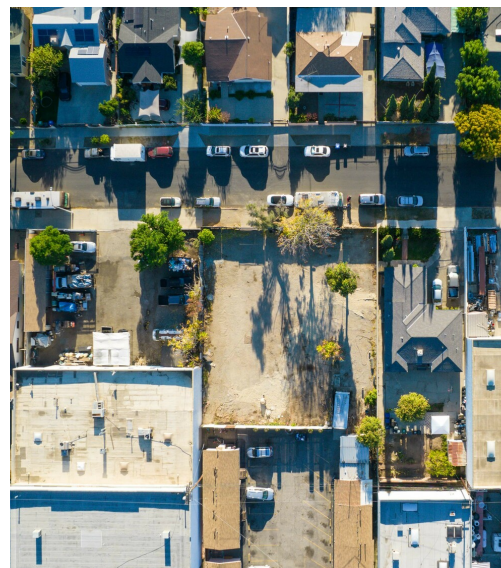
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Additional Photos



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Regional Map



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