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Rexford Redevelops Sylmar Property

A 113.5k sf industrial building in the northeast San Fernando Valley has been converted into a state-of-the-art multi-tenant complex by Rexford Industrial LLC, a privately owned real estate firm. The property, at 15148 Bledsoe St and 13065-13081 Bradley Ave in Sylmar, was acquired by Rexford's Industrial Fund II more than a year ago.



In August 2006, Rexford completed the conversion of a vacant 40k sf portion of the building into five new industrial units ranging from 7.6k sf to 10.2k sf, all of which are now leased to Natural Elegance, Royal Parquet, AirGas Dry Ice, Pet Supreme and PreGel.

In January, Rexford started work on the most recent phase, a 19k sf building on an adjacent parcel located at the northeast corner of the property. The new building contains two units, both of

which feature dock high loading spaces and 24' clear warehouse space.

Commenting on the project, Rexford's Co-Founder and Managing Partner, Howard Schwimmer, pointed out "This project has a distinct advantage among others in the market: it will make fully amentized, 'class A' industrial space available to smaller tenants with space requirements under 10,000 square feet, giving them efficiency and productivity that is comparable to that of the 'big guys.'"

Based in Los Angeles, Rexford Industrial specializes in every type of industrial property in all asset classes, from warehouse, manufacturing and R&D to flex industrial, including single and multi-tenant projects. The company invests in every category of industrial property—core, value-add, repositioning and development.