

12350 Montague Street

Pacoima, CA



FOR SALE
INDUSTRIAL CONDOMINIUMS

12-UNIT SMALL-BAY INDUSTRIAL CONDOS
4,200 SF PER UNIT (4,200, 8,400 & 12,600 AVAILABLE)
UP TO 90% FINANCING AVAILABLE

DELPHI
BUSINESS PROPERTIES

THE HIGHLIGHTS

Clean and functional, Prime East SFV Location, **M2 zoned** condominiums in the San Fernando Valley ideal for logistics or light manufacturing.



4,200 Square Feet
Industrial Units

Rear Loading
14' Ground Level Loading

Office Buildout
1 - 3 Offices Per Unit

Clear Height
16' Warehouse Clearance

Power
200 Amps | 3-Phase

Secured Yard
Fenced + Electric Gate

Building Signage
Tenant Branding

Parking
8 Parking Spaces

Adam Stout, MBA

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The LOCATION



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SBA FINANCING AVAILABLE

Up to **90% financing** available for qualified small business buyers



As little as 10% down vs. 20% conventional



Preserve working capital for equipment, payroll & growth



Government-backed program adds credibility & access



Owner-user friendly – designed for trades & small manufacturers

Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums through SBA loans.

Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA.

The amount of monthly payments are fixed for up to 25 years. Talk to your bank or ask us for an introduction to a preferred SBA lender to explore your financing options today.



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Special Benefits To Owners Of Commercial Condominiums



Owners have the flexibility to customize, refinance, rent out, or sell their units at any time.

Commercial condominium units have their own parcel numbers, and buyers own their units in fee simple.

Business owners who occupy their units enjoy many benefits that are not available to tenants, including:

- Control of their business facilities.
- Protection from rent increases.
- Favorable financing at low, fixed rates.
- Equity growth by paying down their mortgages, instead of a landlord's.
- Potential appreciation in the strong California real estate market.
- Valuable tax deductions.
- Maintaining the quality and value of their property and control their operating costs through their owners associations and professional property managers.

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MOVE-IN READY

Renovations Completed And More Underway



New Roof Cover

Complete roof replacement across all units for long-term weather protection is scheduled.



New Parking Surface

Fresh asphalt and striping for a clean, professional appearance have been finished.



Full Building Paint

Exterior repaint delivering a modern, cohesive look across the property is done.



Landscaping Enhancements

Upgraded grounds and greenery to elevate curb appeal is being completed.

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FUTURE-PROOFED

Reserve Fund

A dedicated reserve fund will be maintained by the Owners Association to maintain the long-term quality condition and performance of the property.

The fund covers future replacements, renovations, and repairs—protecting owners against unexpected special assessments for major capital improvements.

Professionally managed by the Owners Association, with transparent budgeting and regular contributions built into monthly HOA dues. You can have peace of mind knowing repairs will be made as needed.



Built-in Value Protection

Your investment is safeguarded by proactive management and property maintenance to keep your property's value high.

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SITE OVERVIEW

AVAILABLE

SOLD

IN ESCROW

**AVAILABLE
SOON**

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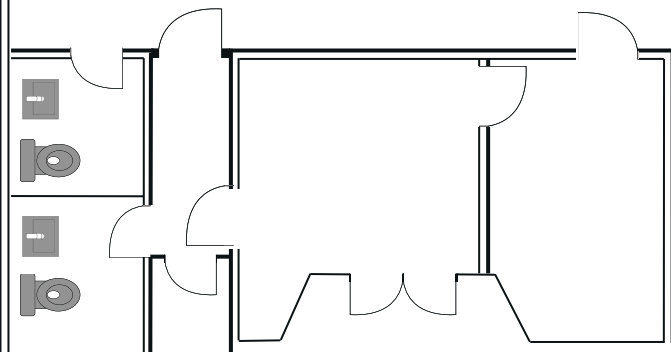
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Brand New Remodel Includes:

- New HVAC unit
- Updated ceiling lighting
- New office flooring
- Full repaint of office and warehouse



UNIT F

12350 MONTAGUE



4,200 Square Feet

200 Amps

16' Clear Height

14' GL Loading Door

Office Area 500 SF

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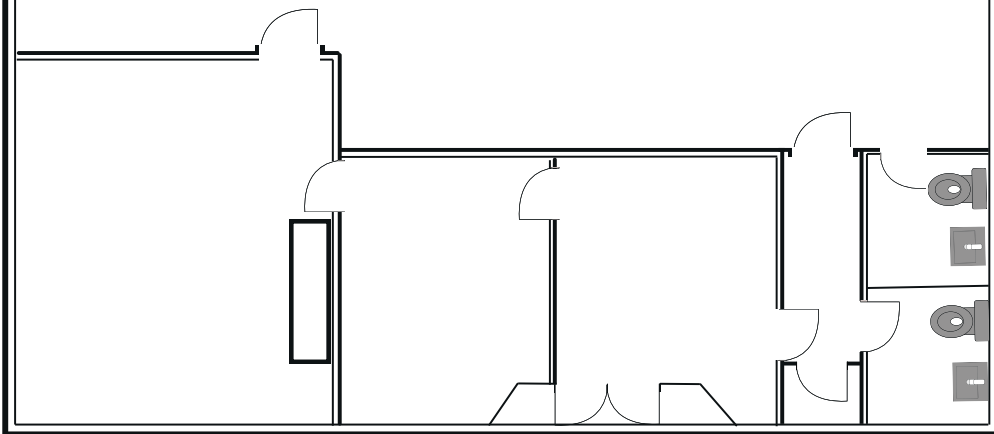
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Brand New Remodel Includes:

- New HVAC unit
- Updated ceiling lighting
- New office flooring
- Warehouse floor repaired and polished
- Full repaint of office and warehouse



UNIT G

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4,200 Square Feet

200 Amps

16' Clear Height

14' GL Loading Door

Office Area 770 SF

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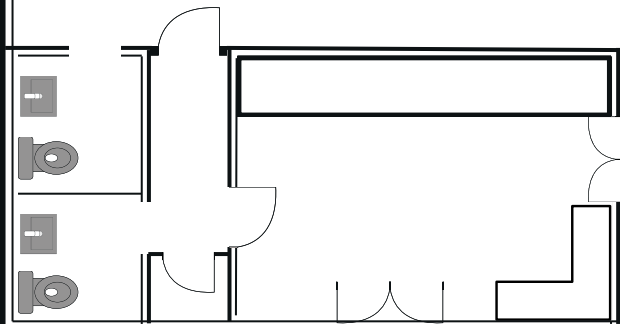
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Brand New Remodel Includes:

- New HVAC unit
- Updated ceiling lighting
- New office flooring
- Warehouse floor sealed, resurfaced, and polished
- Full repaint of office and warehouse



UNIT H

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4,200 Square Feet

200 Amps

16' Clear Height

14' GL Loading Door

Office Area 500 SF

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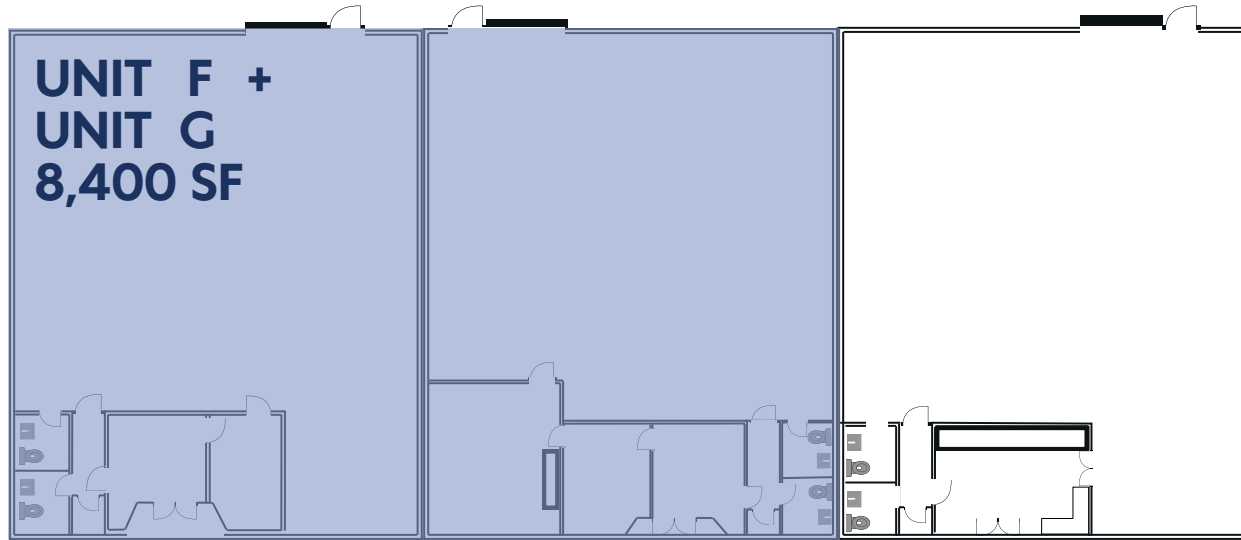
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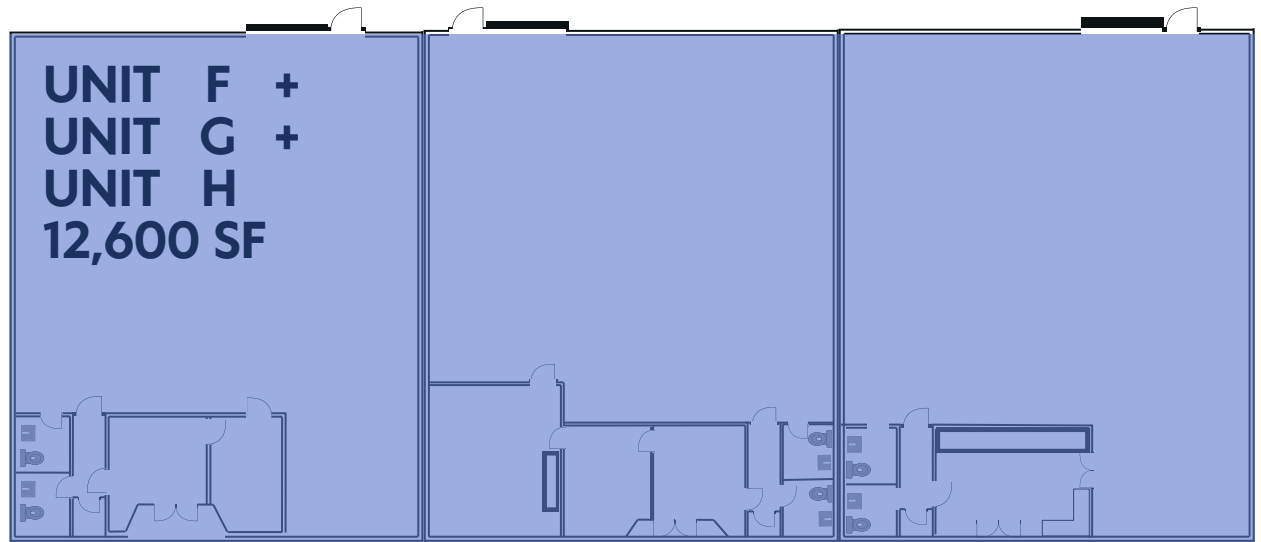
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Adjacent Units Can Be Combined

Adjacent units can be combined to create larger contiguous floor plans of 8,400 SF or up to 12,600 SF.



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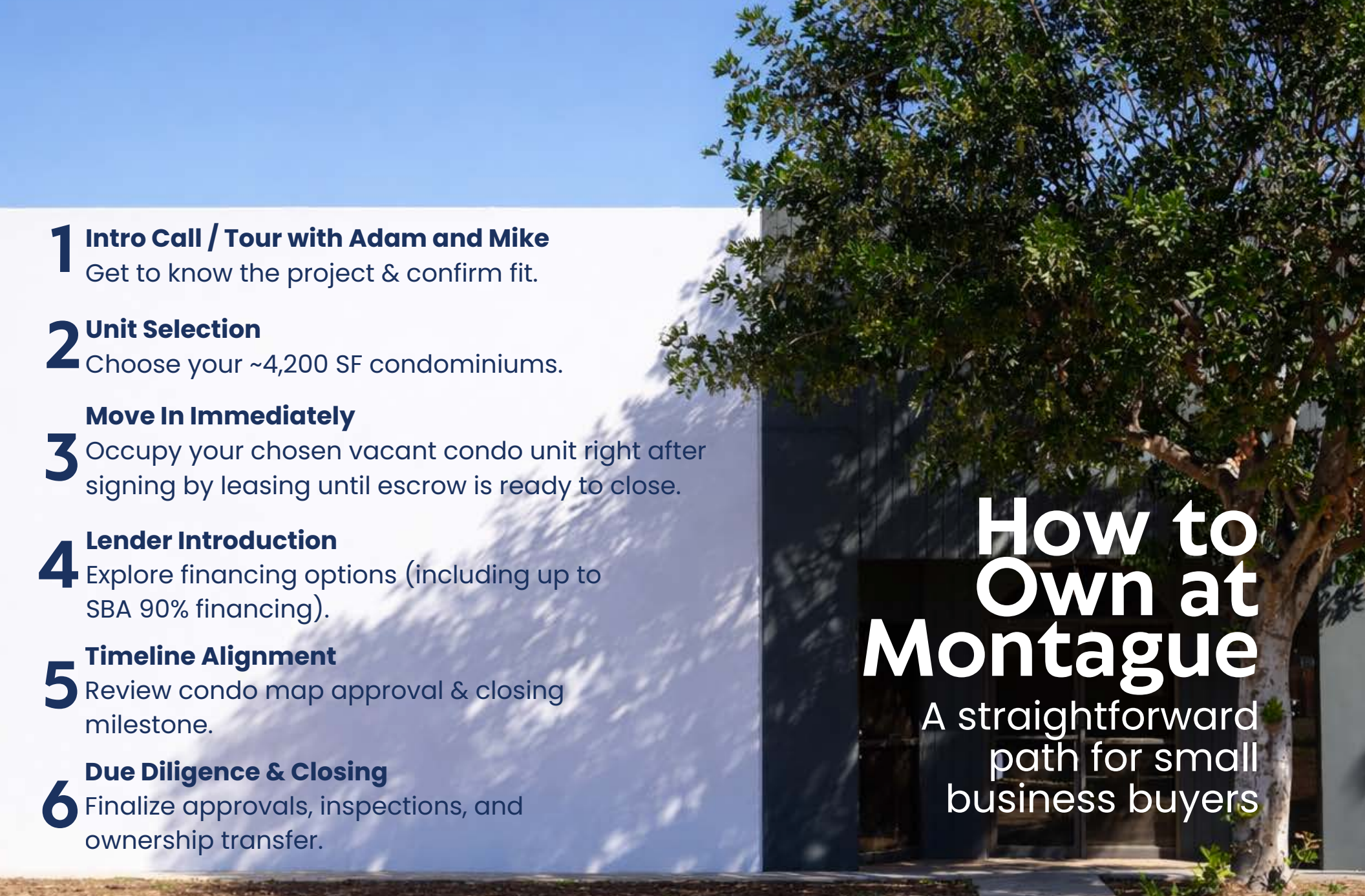
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- 
- 1 Intro Call / Tour with Adam and Mike**
Get to know the project & confirm fit.
 - 2 Unit Selection**
Choose your ~4,200 SF condominiums.
 - Move In Immediately**
 - 3** Occupy your chosen vacant condo unit right after signing by leasing until escrow is ready to close.
 - 4 Lender Introduction**
Explore financing options (including up to SBA 90% financing).
 - 5 Timeline Alignment**
Review condo map approval & closing milestone.
 - 6 Due Diligence & Closing**
Finalize approvals, inspections, and ownership transfer.

How to Own at Montague

A straightforward path for small business buyers

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FOR MORE INFORMATION AND PRICING, PLEASE CONTACT:

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