MOSAIC
INDUSTRIAL

Industrial Condos For Sale

MOSAIC INDUSTRIAL CENTER PACOIMA

12350 Montague Street
Pacoima, California

90%	±4,200	$1.47M	±16′
SBA FINANCING	SF PER UNIT	STARTING PRICE	CLEAR HEIGHT

EXCLUSIVELY LISTED BY | SRS INDUSTRIAL

Own Your Space

ZONING

M2, suited to logistics and light manufacturing

COMBINABLE

Adjacent units join into ±8,400 or ±12,600 SF

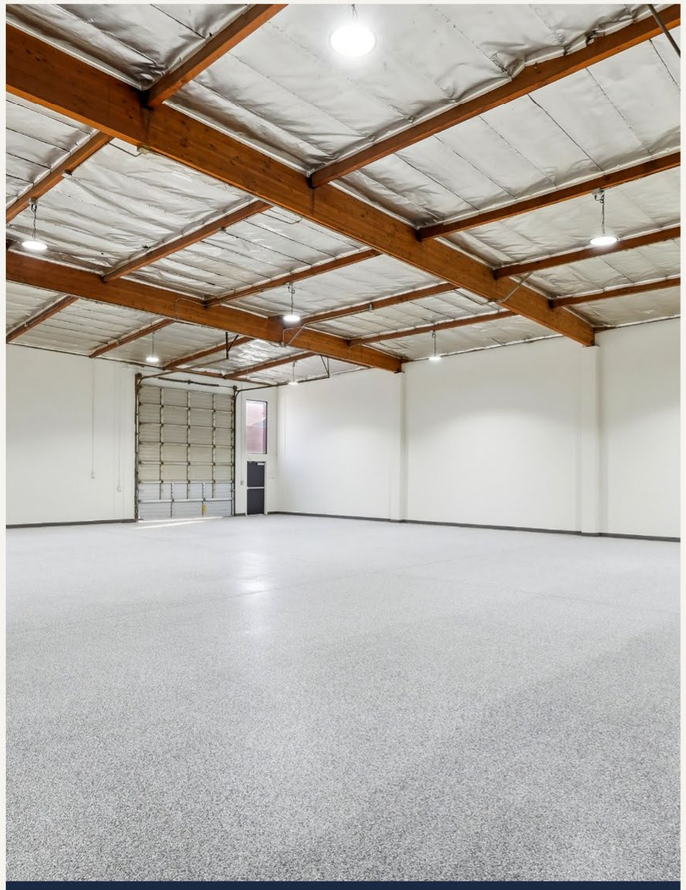
RENOVATED

New parking surface, exterior paint, landscaping and turnkey interiors

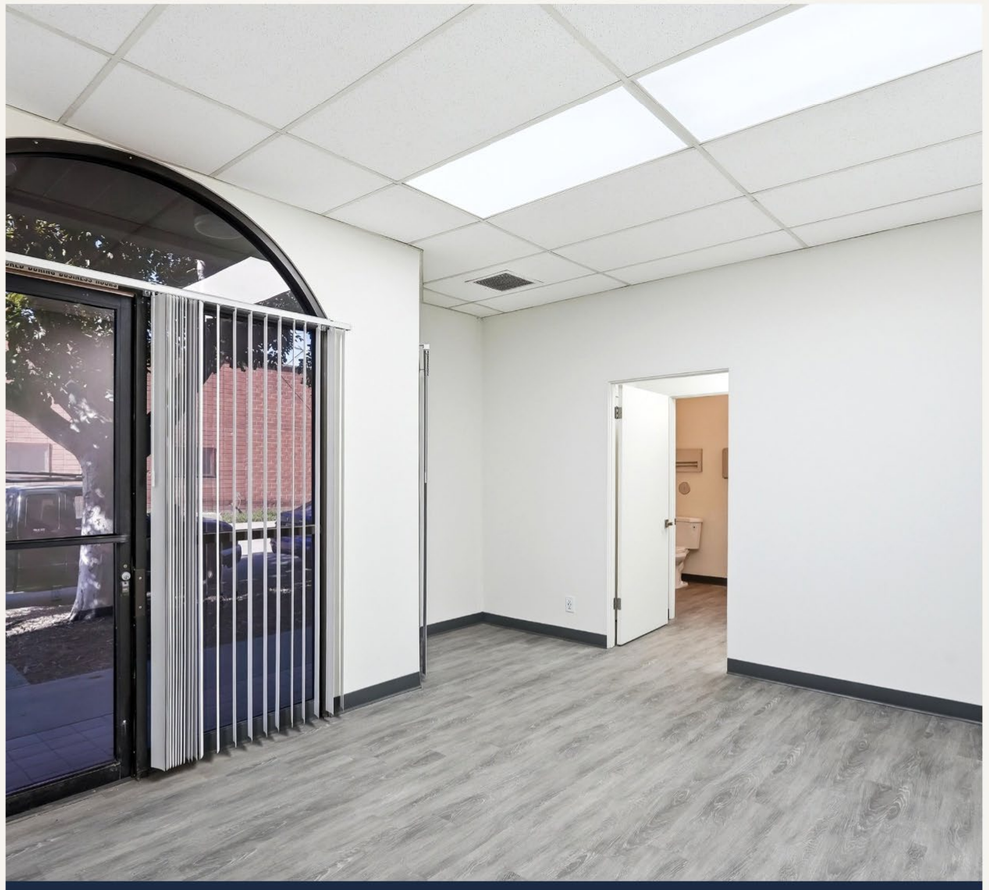
Mosaic Industrial Center – Pacoima is a twelve-unit small-bay industrial property at 12350 Montague Street, being offered as individual condominiums of ±4,200 SF. It is a clean, functional building in a prime East San Fernando Valley location.

Every unit has its own parcel number and is owned in fee simple. Owners can customize, refinance, rent out or sell at any time, with up to 90% SBA financing for qualified buyers.

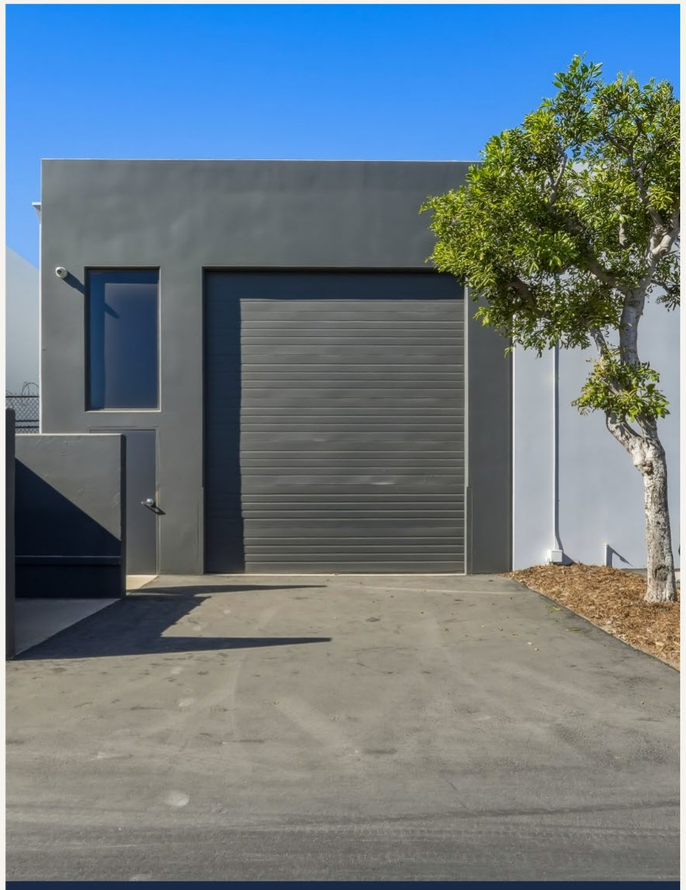
The exterior has been renovated and the available units freshly remodeled. A professionally managed Owners Association holds a dedicated reserve fund for future repairs and replacements.



WAREHOUSE SPACE



OFFICE SPACE



REAR LOADING

Areas are approximate, per BOMA. Adjacent units can be combined.

Built for Owner-Users

01 ±4,200 SF units, combinable to ±8,400 or ±12,600 SF

02 ±16 foot warehouse clearance

03 14 foot ground-level loading door at the rear

04 One to three private offices per unit

05 200 amp, 3-phase power

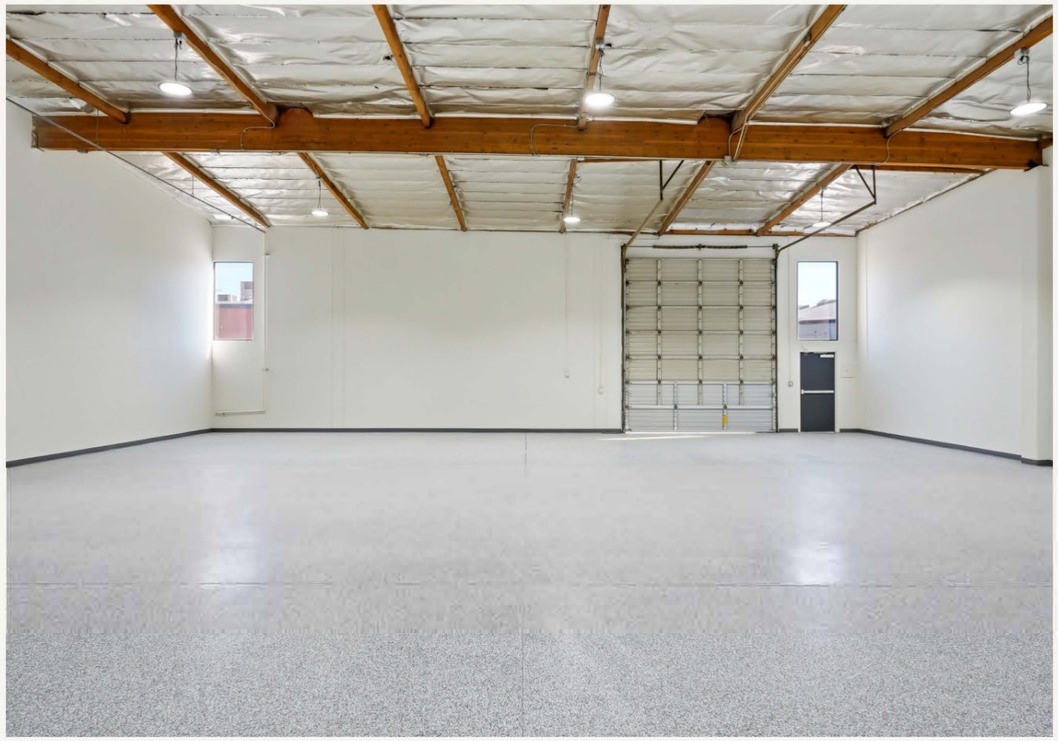
06 8 dedicated parking spaces per unit

07 Building signage for tenant branding

08 Secured yard, fenced with an electric gate

09 90% SBA financing available to qualified buyers





Move-In Ready

A buyer takes a renovated property with a professionally managed reserve fund behind it, not a list of deferred repairs.

01 Complete roof replacement across all units, scheduled

02 New asphalt parking surface and striping

03 Full exterior repaint across the property

04 Landscaping enhancements, underway

05 Remodeled units with updated lighting, new office flooring and fresh paint

06 Owners Association reserve fund for future repairs and replacements, built into monthly dues

Move In Now

Occupy a vacant unit right after signing, leasing until escrow is ready to close.



EXTERIOR



NEW PARKING SURFACE

No More Landlord

A commercial condominium carries its own parcel number and fee-simple title, so the space is yours to customize, refinance, rent out or sell at any time.

	OWN YOUR SPACE	CONTINUE LEASING
EVERY PAYMENT	Builds your equity	Builds your landlord’s
EVERY YEAR	Predictable mortgage payments	An annual rent escalation
EVERY APRIL	Valuable tax deductions	Rent is a straight expense
ANY CHANGE	Customize the space at will	Landlord approval required
ANY TIME	Sell, rent out or refinance	Locked into the lease term
IN THE END	An asset to keep or pass on	Nothing to show for it

90% SBA Financing

Qualified small business buyers can finance up to 90% of the cost of buying and customizing an owner-occupied condominium.

SBA 504 Program

LOWEST FIXED COST OF CAPITAL

- 10% buyer down payment
- 50% first mortgage from participating bank
- 40% SBA-guaranteed second mortgage
- Below market 20 or 25 yr fixed rate, no balloon
- Can include property improvements and equipment
- Lease out up to 49% of space you do not occupy

SBA 7(a) Program

MOST FLEXIBLE, ONE LENDER

- Up to 90% financing on real estate
- Adjustable rates, up to 25-year amortization
- One lender, one loan, faster processing
- Bundles tenant improvements and working capital
- Secondary assets can bridge a collateral shortfall
- Prepayment penalty burns off after 3 years

10% DOWN, BY UNIT

Illustrative only. Subject to lender qualification and program availability.

$147,000
UNIT C · ±4,200 SF · $1,470,000

$165,900
UNIT H · ±4,200 SF · $1,659,000

Site Plan

Discounts & Credits Available to Early Buyers

Call the team and hear about your options before the remaining units are spoken for.



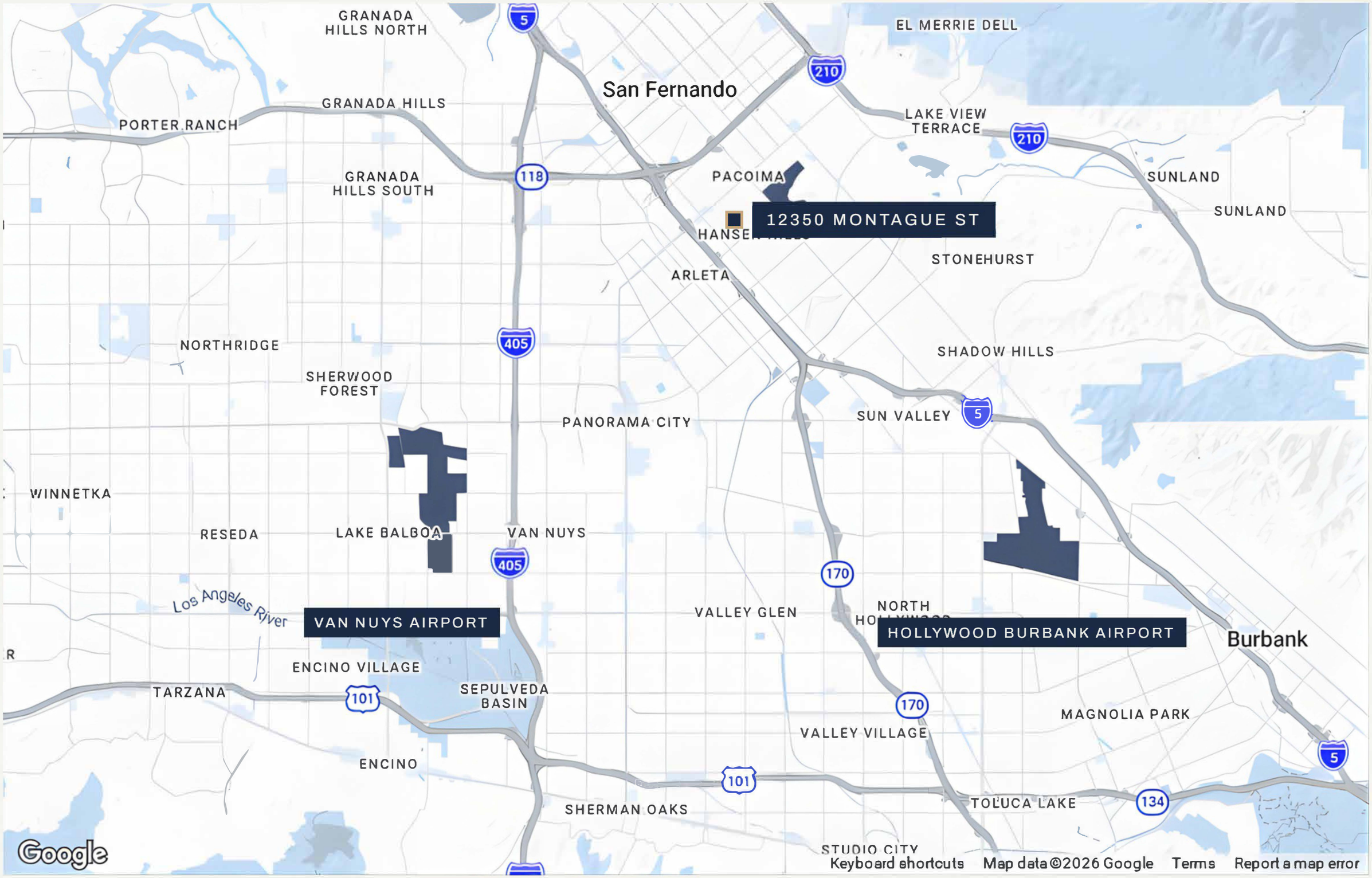
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