

Prepared By:

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Available SF: 31,625**Total Building SF:** 31,625**Address:**

11605 Hart St, North Hollywood, CA 91605

Cross Streets:

Hart St / Beck Ave

Centrally Located North Hollywood Distribution Building
6 Dock High Loading Positions
17' - 18' Interior Ceiling Height
Located Near Intersection Of Lankershim & Sherman Way
Immediate Access To 170 Freeway & Burbank Studios
Building is expandable up to a total of 82,660 SF

Lease Rate/Mo: \$24,668**Lease Rate/SF:** \$0.78**Lease Type:** NNN**Terms:** --**Price/SF:** --**Sale Price:** --**Taxes:** --**Available SF:** 31,625**Minimum SF:** 31,625**Prop Lot Size:** 143,312 SF / 3.29 AC**Yard:** Paved**Zoning:** LAM2**Construction Type:** Tilt-up**Const Status/Year Blt:** EXIST / 1972**Sprinklered:** Yes**Ground Lvl Drs/Dim:** 1 / 14x14**Dock High/Dim:** 6 / (5) 10x12 & (1) 9x9**Clear Height:** 17 - 18**Heat/Cool:** None**Roof Type:** Unlam WB F**A:** 600 **V:** 277-480 **Ø:** 3 **W:** 4**Parking:** Ratio: -- / Spaces: 48**Rail Service:** No**Specific Use:** Mfg**Office SF / #:** 3,984 / --**Restrooms:** 3**Office Air:** Yes **Office Heat:** Yes**Finished Ofc Mezz:** 2,720 SF**Include In Available:** Yes**Unfinished Mezz:** 0 SF**Include In Available:** No**Possession:** 07/01/15**To Show:** Call Agent**Region:** LA Northwest/East**Thomas Guide:** --**APN#:** 2320001023**Listing Company:** NAI Capital - Encino (818) 905-2400**Agents:** David Young (818) 742-1651, Chad Gahr (818) 742-1626**Property/Listing/Ste #:** 2114802/1196593/1949429**Listing Date:** 04/16/2015**FTCF:** CB250N000S000/AOAA

Notes: Lessee to independently verify all information contained on this brochure. Building Operating Expenses are estimated to be \$0.179 per SF per Month. Call broker for details.

