

AVAILABLE FOR LEASE
31,625 SF to 82,660 SF

11605 Hart Street
North Hollywood, CA 91605

Building Specifications

Building Size	31,625 SF (The building is expandable to 82,660 SF)
Office Build Out	+/- 3,984 SF of office space
Clearance Height	17' – 18'
Loading	6 Dock High Loading Doors (5) @ 10' x 12' and (1) @ 9' x 9' (1) 14' x 14' Ground Level Loading Door
Power	600 Amps; 277-480 Volt; 3 Phase; 4 Wire

Parking	48 car parking
Construction Type	Concrete-Tilt-Up
Year Built	1972
Asking Base Rent	\$24,668.00 per Month Triple Net (\$0.78 / SF)
NNN Expenses	\$5,660.87 per Month (\$0.179 / SF)



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Location and Space Description

11605 Hart Street, North Hollywood, CA is a modern distribution building located in the heart of North Hollywood. Centrally located near the intersection of Lankershim Boulevard and Sherman Way, the building is adjacent to the Bob Hope (Burbank) Airport and is in close proximity to the major studios. 11605 Hart Street is strategically located for warehouse/distribution users, offering immediate access to the 170, 5, 101, 134 and 118 Freeways.

The building offers a minimum 17' interior clearance height, 6 dock high loading doors, 1 ground level loading door, 600 Amps of 277/480 volt 3-phase, 4 wire electrical service and allows for 48 car parking. The building was been seismically upgraded and retrofitted in 1995 to meet Los Angeles Division 91 earthquake retrofit requirements.



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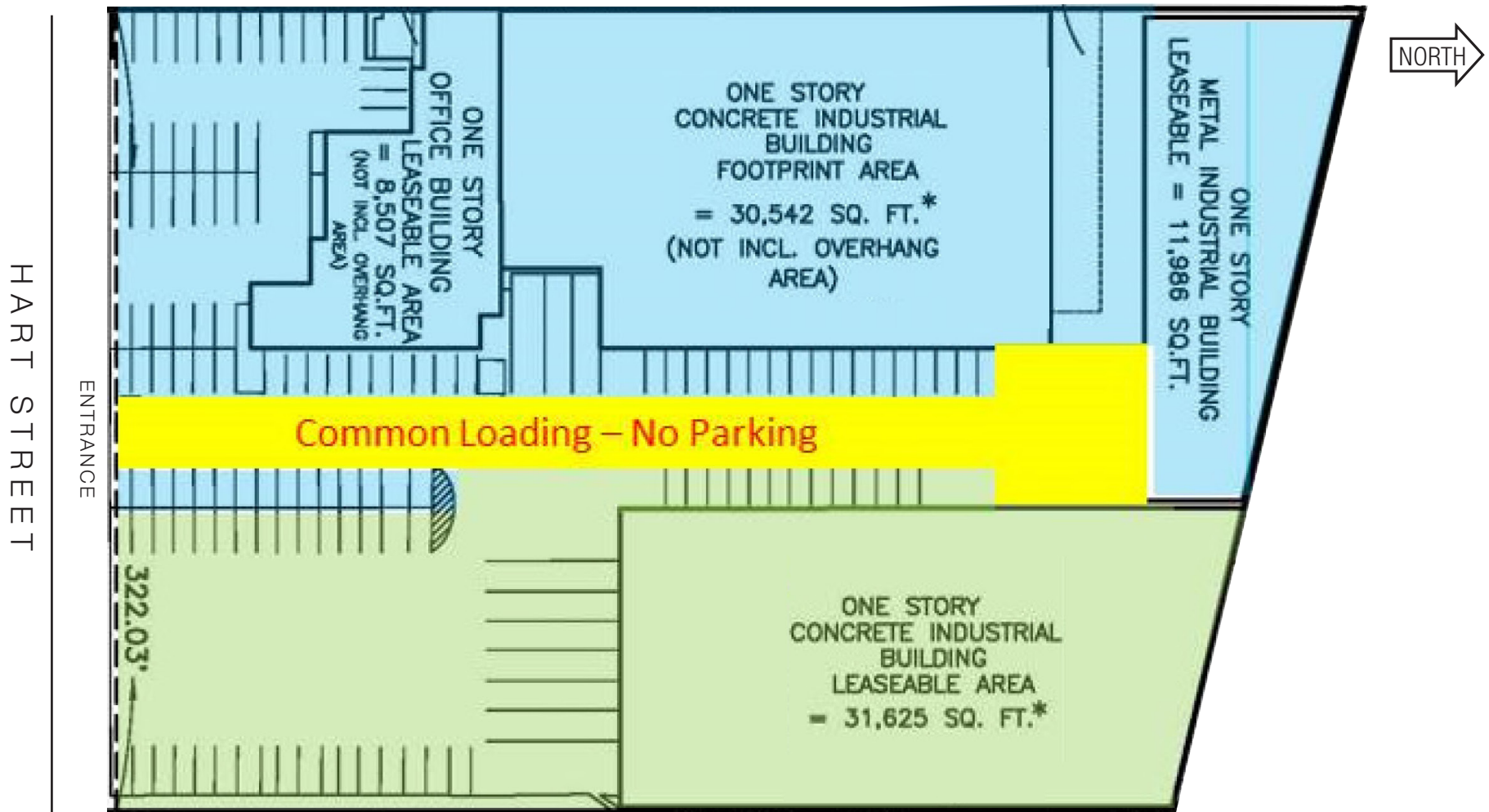
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Site Plan & Parking Plan



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Prepared By:

Sarah Taylor (816) 427-9188

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**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.

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