

SHERMAN WAY INDUSTRIAL CENTER



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

7244 Bellaire Ave

UNIT SUMMARY

Address: 7244 Bellaire Ave, North Hollywood, CA 91605

Unit Size: 4,618 RSF

Lease Rate: \$9,351,80 (\$2.30/SF)

Lease Term: Minimum 3 Years

Office Area: 2,033 SF of Office Space with Two Restrooms

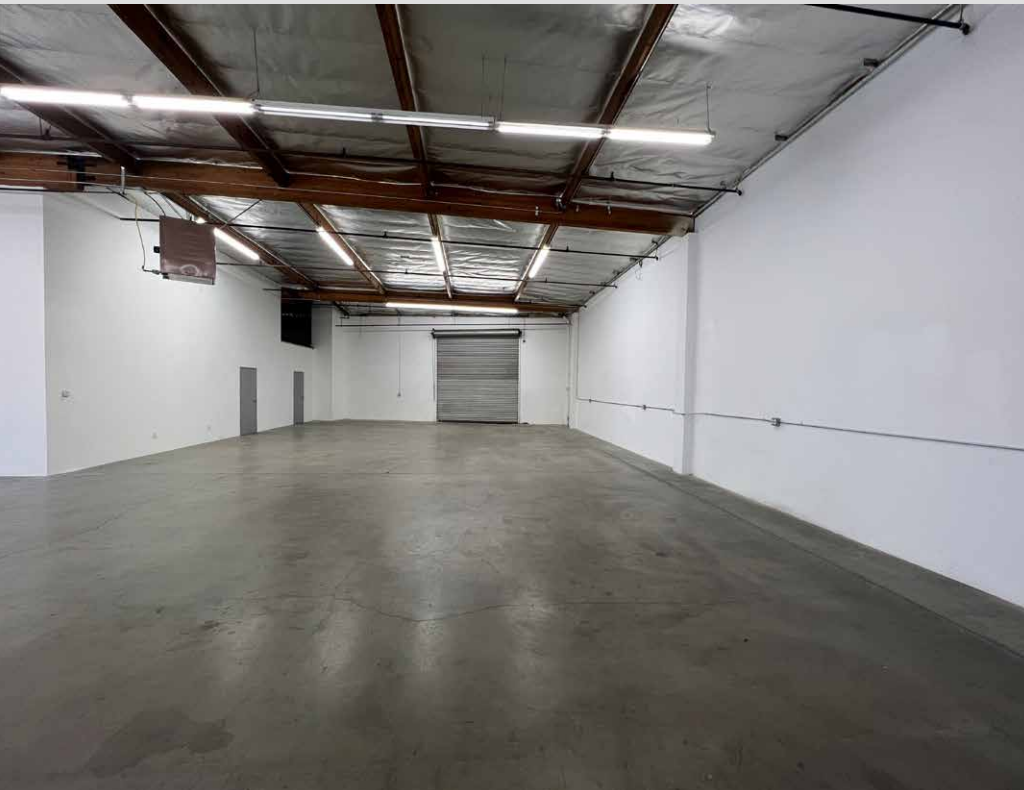
Mezzanine Storage: 552 SF

Loading: One (1) 14' x 10' Ground Level Loading Door

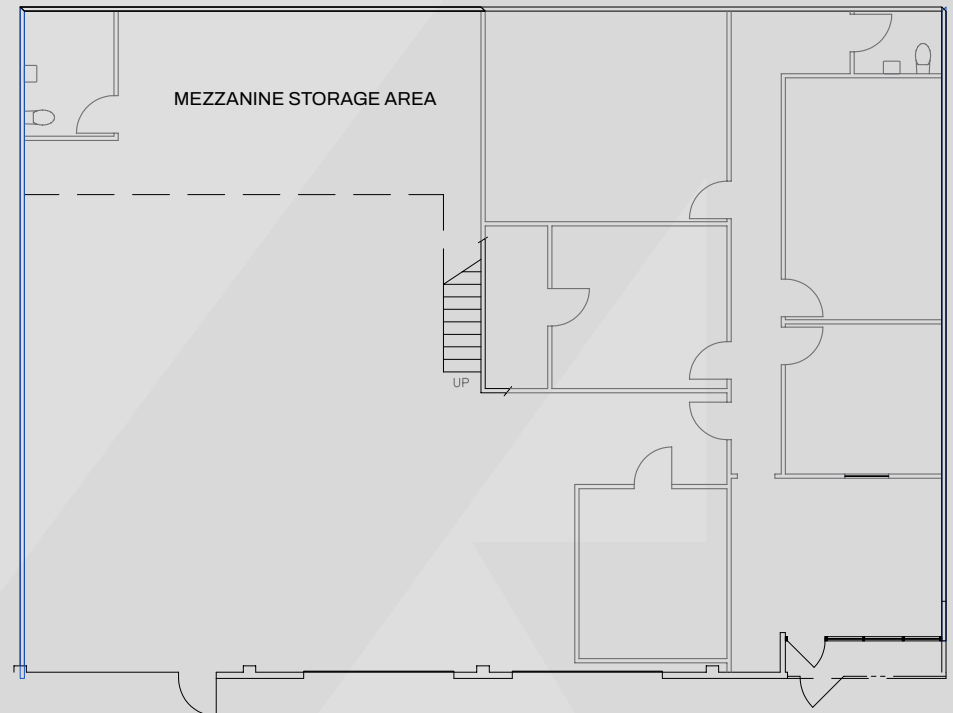
Clearance: 16' Interior Warehouse Ceiling Clearance

Fire Sprinklers: Yes

Parking: Eight (8) Parking Stalls



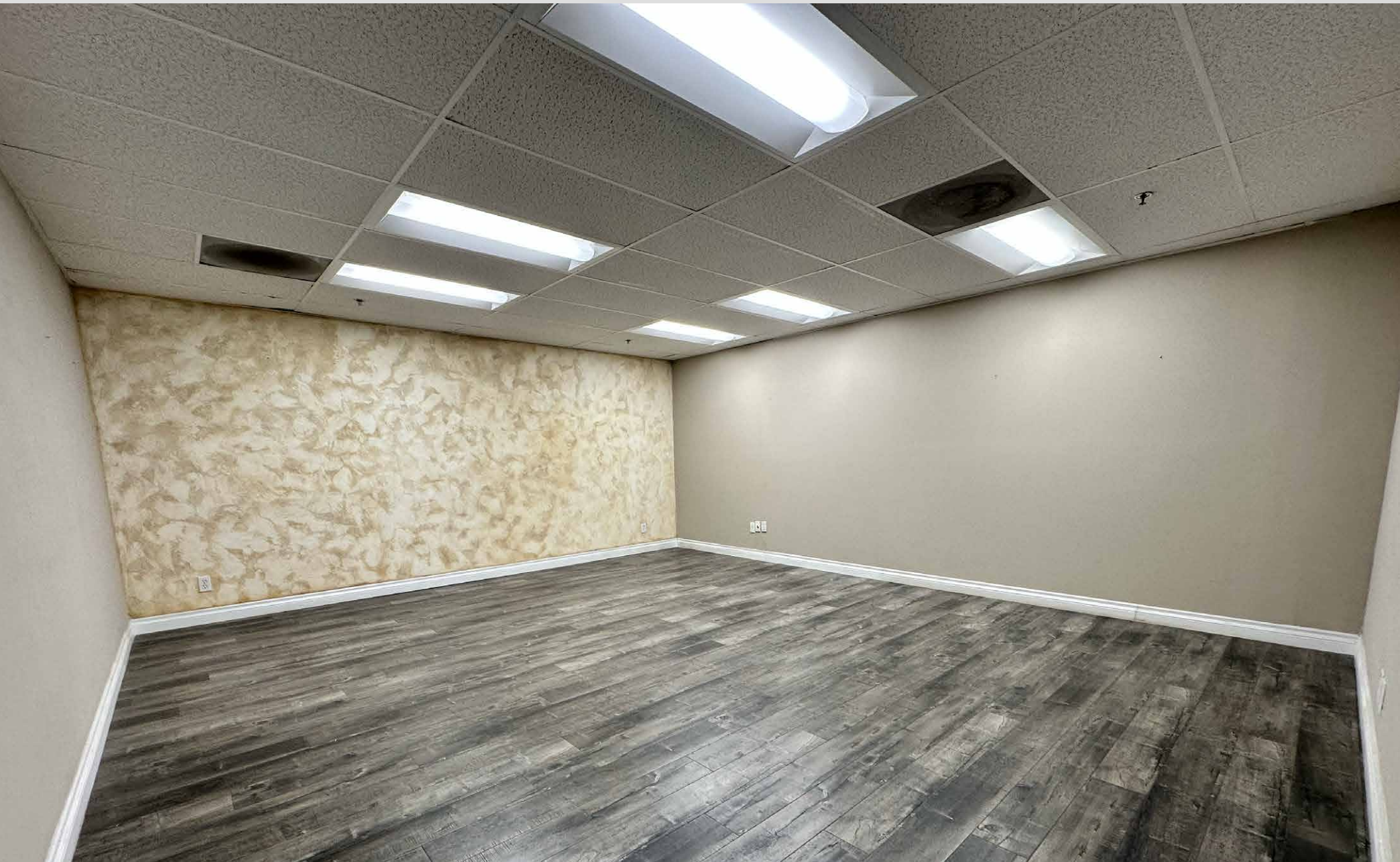
FLOOR PLAN



Property Gallery



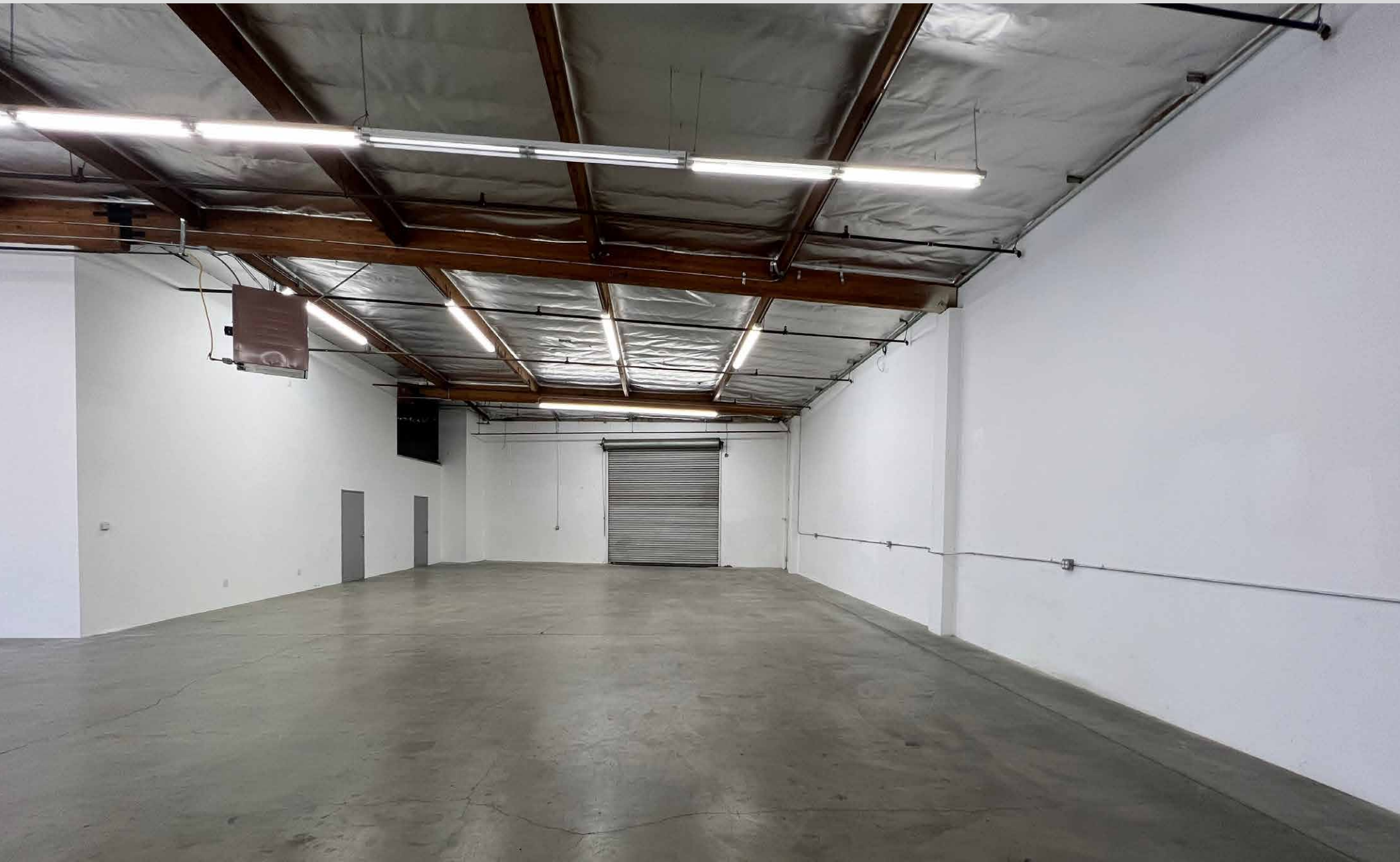
Property Gallery



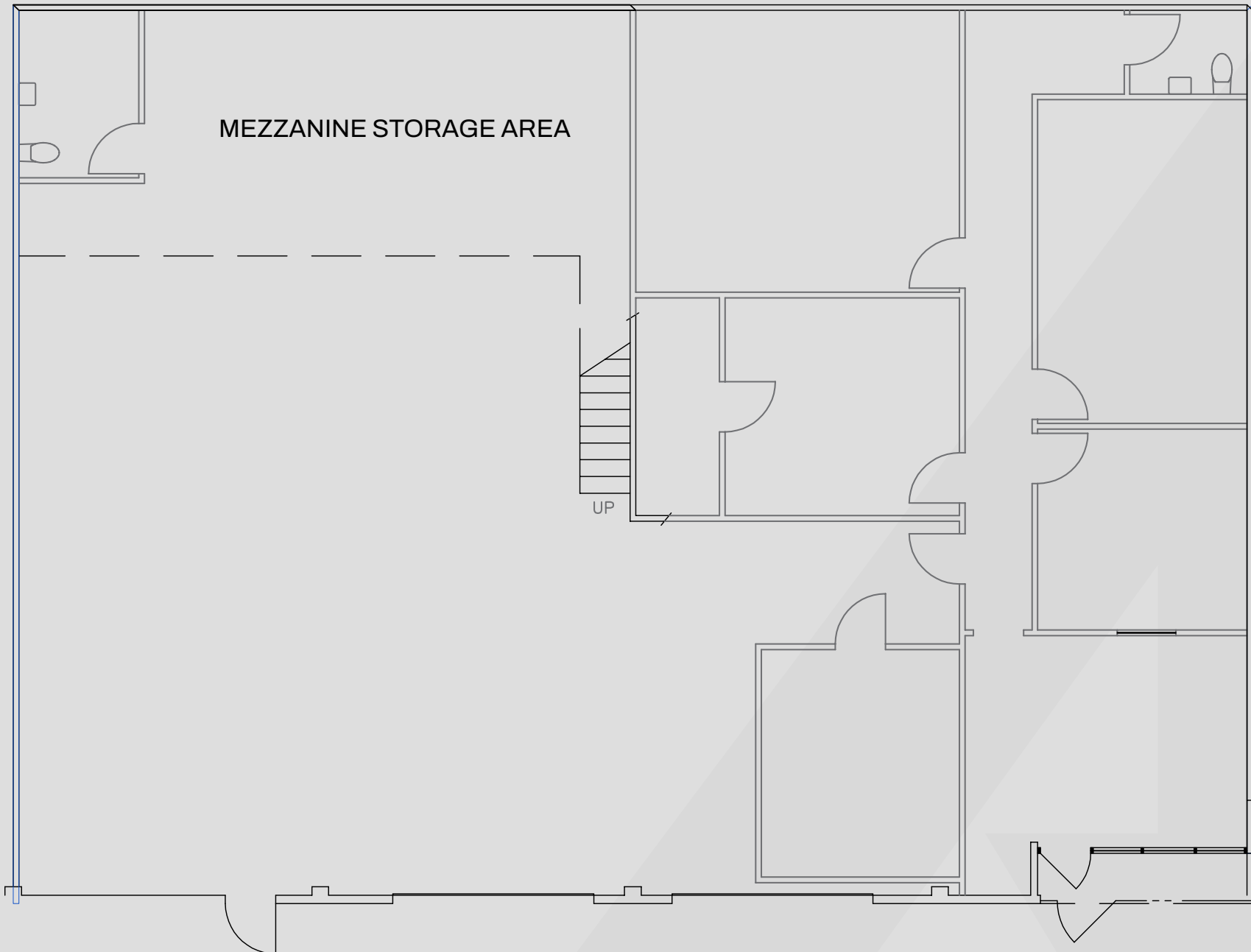
Property Gallery



Property Gallery



Floor Plan



Property Highlights

The Sherman Way Industrial Center is one of the premier business parks in the San Fernando Valley. The Sherman Way Industrial Center is a professionally managed, fully fenced and secured business park and offers tenants premium amenities such as 16' warehouse clearance, heavy power distribution, fire sprinklers, LED warehouse lighting, renovated office space and restrooms, and oversized loading doors. The Sherman Way Industrial Center can accommodate tenants of most sizes, offering units ranging from +/- 2,000 SF up to +/- 20,000 SF.

The Property is located one (1) block away from California State Route 170, +/- 2.5 miles from the Burbank Airport, and +/- 5 miles from the Van Nuys Airport.



BUILDING FEATURES



LEASE RATE
\$2.30PSF



WAREHOUSE SF
4,618 SF



CLEAR HEIGHT
16'0"



OFFICE
2,033 SF



FIRE SPRINKLERS



POWER
200 Amps, 120/240 Volts
3 Phase, 4 Wire
*Lessee to Verify



PARKING
2/1,000



GROUND LEVEL DOORS
One (1) 14'x10'
Ground Level Loading Door



AMENITIES
Professionally Managed
Fully Fenced Business Park

Area Overview

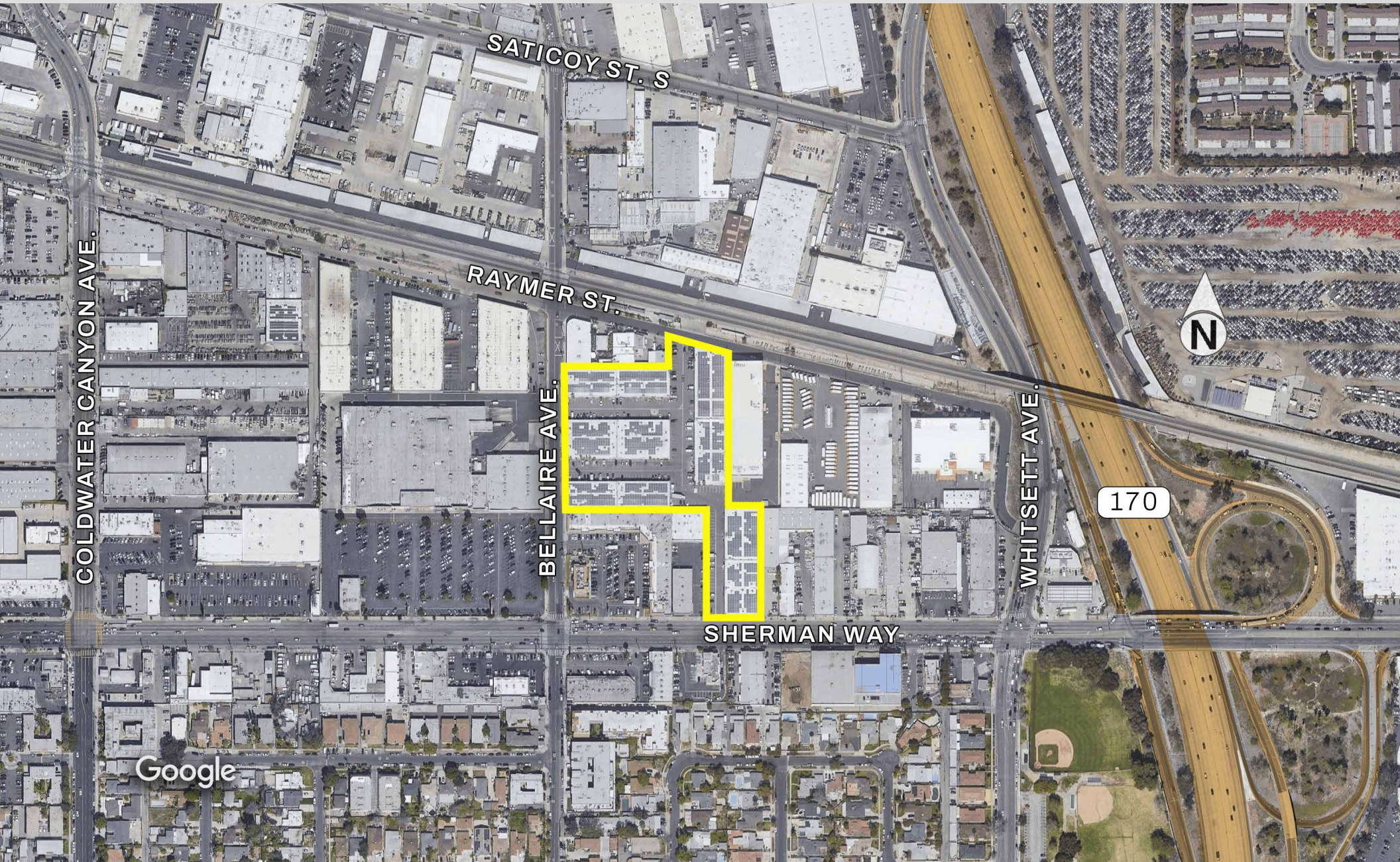
NORTH HOLLYWOOD, CA

North Hollywood is a vibrant neighborhood within the City of Los Angeles' San Fernando Valley region in Los Angeles County. North Hollywood, known as NoHo, lies approximately nine miles north of Hollywood and 16 miles north of Downtown LA. The community spans about six square miles and includes the popular NoHo Arts District. Sun Valley makes up the area's northern border, Burbank flanks the east, Toluca Lake and Studio City sit to the south with Valley Village and Valley Glen to the west. Highway 170 runs through the neighborhood providing easy access to the nearby 5, 101, 134, and 405 freeways.

The NoHo Arts District serves as an ideal environment for retail businesses, intimate entertainment venues and nightlife. North Hollywood emits a distinctly urban, creative vibe that speaks to its reputation as one of LA's hottest enclaves. Home to 22 independent, live theatres, the second-largest concentration of theaters in the nation, the community attracts actors, artists, writers, and musicians as well as enthusiasts to its galleries, sound stages, fashion boutiques and trendy cafes.

North Hollywood and the surrounding LA area offer a thriving economy to support the robust retail sector. NoHo is transforming into a regional transit-oriented hub for its clusters of tech, production, healthcare, and creative companies offering high-paying local jobs. The Metro station makes for easy commutes and provides transit for tourists. The Academy of Television Arts & Sciences, Universal Studios, the International Film Festival, and the Art Institute of California – Hollywood represent some of the area's top attractions and institutions bringing in thousands of workers and visitors every year. Coworking spaces are also on the rise, offering flexible office options for businesses and self-employed workers.

Aerial Map



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