

Available SF 3,000 SF

Industrial For Lease

Building Size 13,094 SF



**Property Name:** Mission Industrial Park  
**Address:** 8821 Shirley Ave, Northridge, CA 91324  
**Cross Streets:** Shirley Ave/Parthenia St

Professionally Managed Mission Industrial Park  
 Convenient to Costco, Fast Food and Dine-In Restaurants  
 No Common Area Maintenance Fee  
 No Cannabis or Automotive

<b>Lease Rate/Mo:</b>	\$4,350	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	700 SF / 4
<b>Lease Rate/SF:</b>	\$1.45	<b>Clear Height:</b>	15'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / 10'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	3,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	3,000 SF	<b>A: 90 V: 120/240 O: 1 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3 Years w/ Annual COLA	<b>Const Status/Year Blt:</b>	Existing / 1973	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 6 / Ratio:</b>	2.0:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR2-1			<b>APN#:</b>	2783025044

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [David Hoffberg, SIOR 818-933-7117](mailto:David.Hoffberg@delphi.com)

**Listing #:** 40951694

**Listing Date:** 08/22/2024

**FTCF:** CB250N000S000

**Notes:** All information contained herein is estimated & must be verified by Tenant. No warehouse area heating or cooling. Tenant is responsible to confirm zoning allows Tenant's use and to have a licensed electrician confirm electrical service.

