



For Lease

7414 Bellaire Ave North Hollywood, CA 91605

28,745 SF Industrial Building

Colliers

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

CBRE

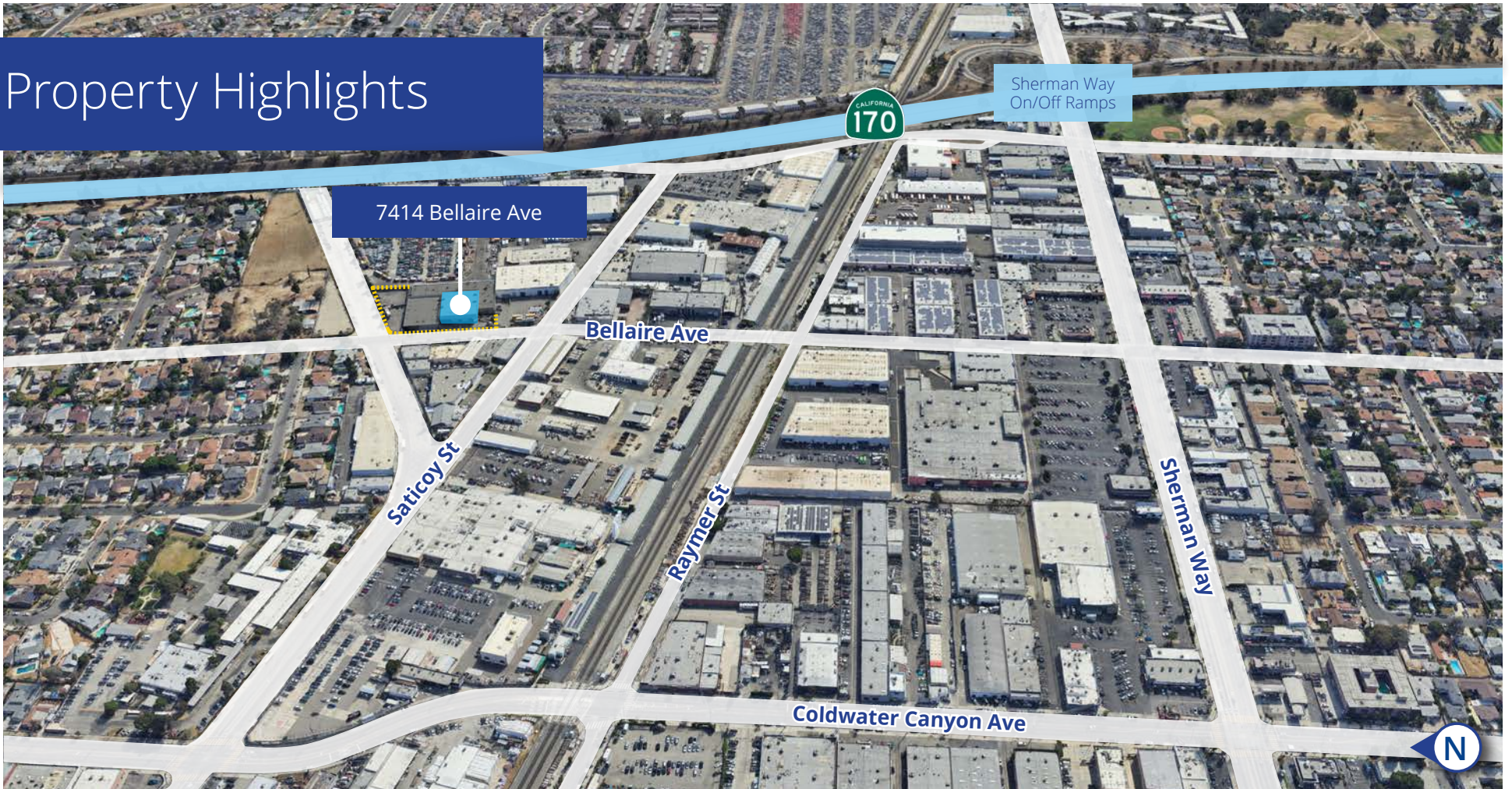
Michael Bogle

License No. 01797136

+1 818 907 4746

Michael.Bogle@cbre.com

Property Highlights



Excellent Dock
High Loading



Gated
Parking Area



Future Expansion
Possibilities

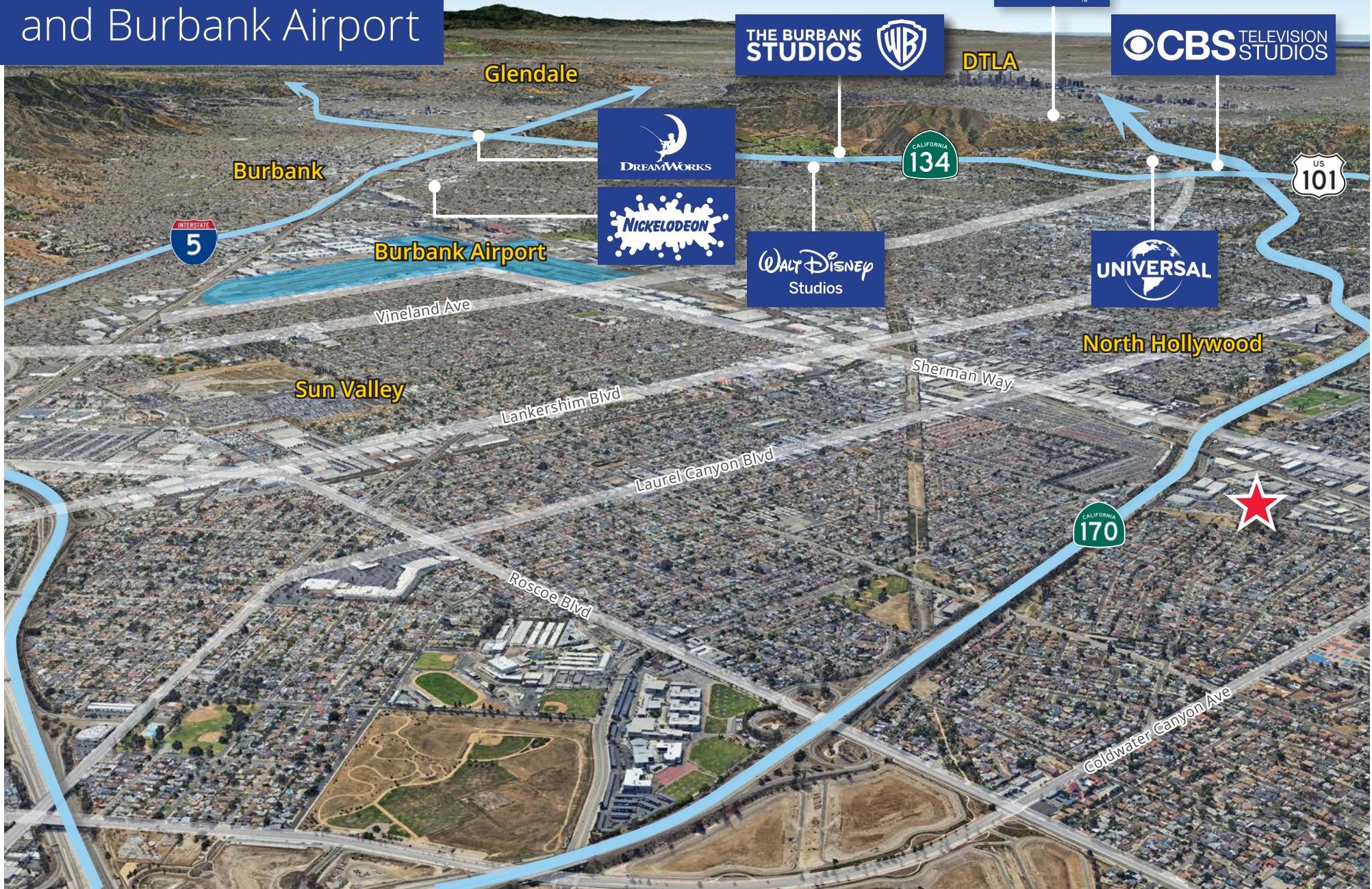


Immediate 170
Freeway Access;
Proximate to 5
Freeway



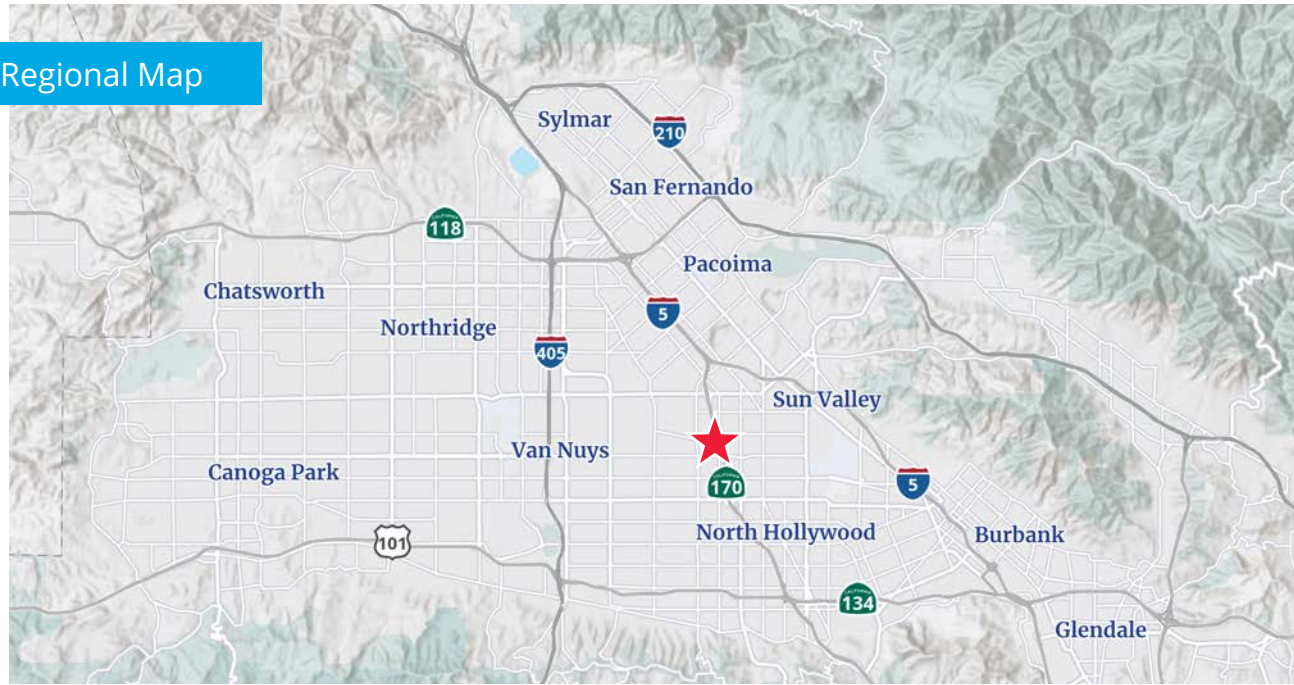
Proximity to Studios,
Burbank Airport

Proximity to Studios and Burbank Airport

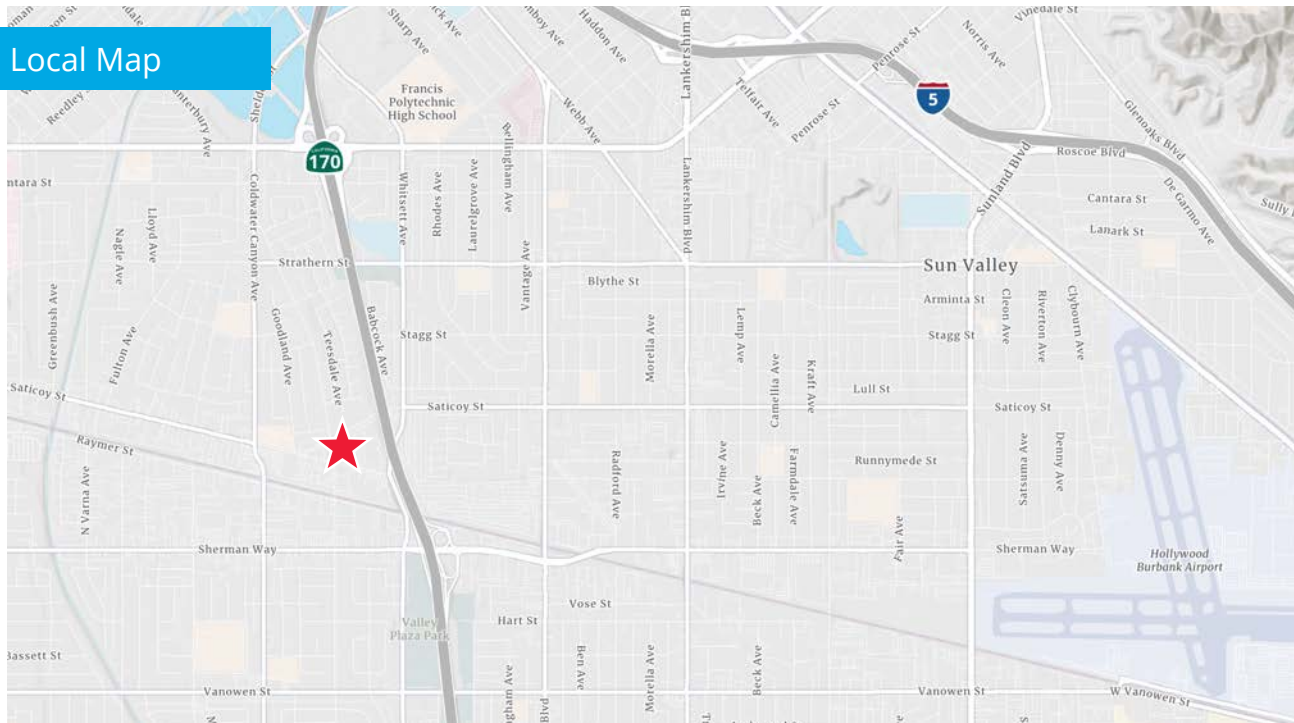


Location Maps

Regional Map



Local Map



Property Aerial

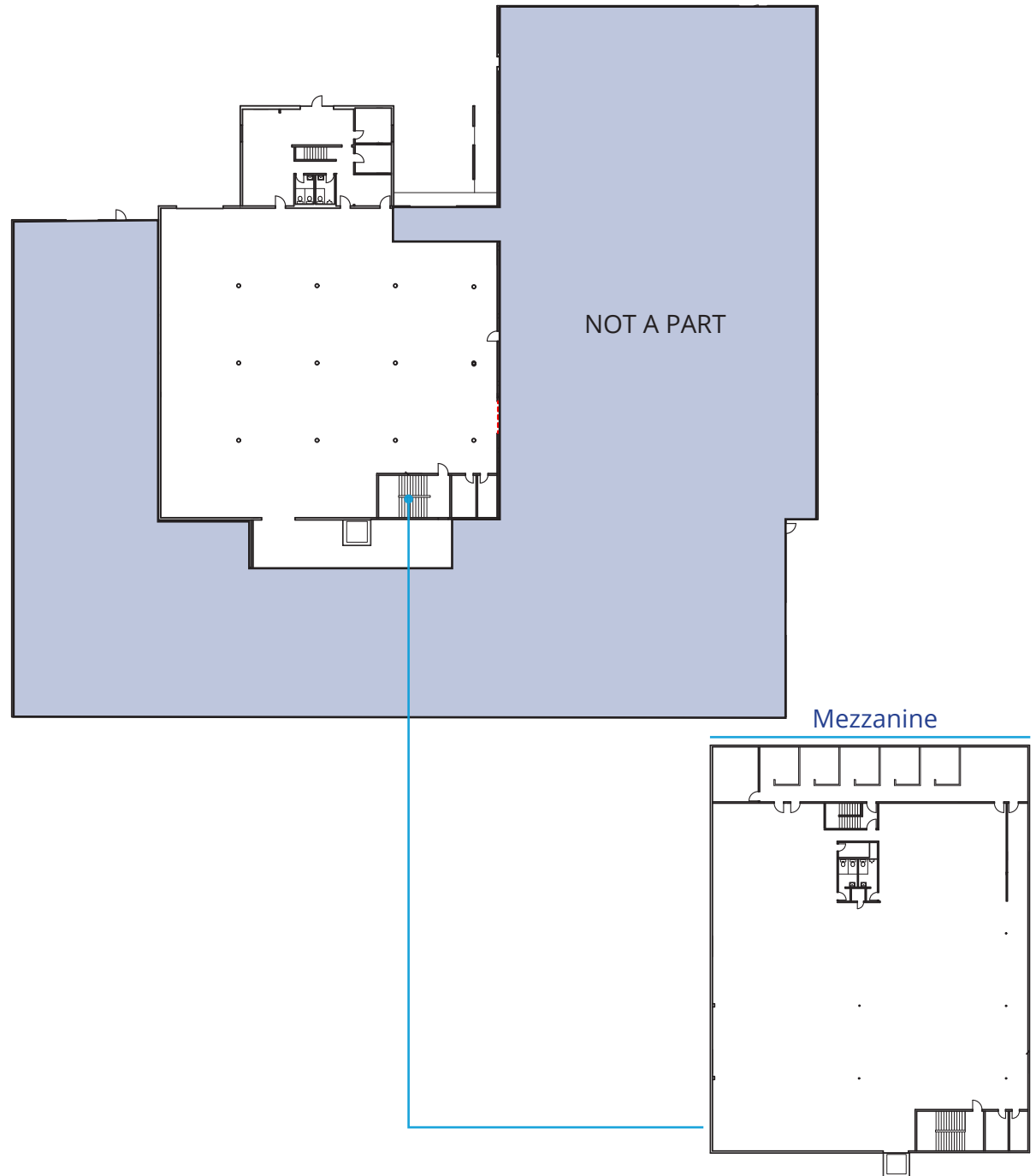


7414 Bellaire Ave

Specifications

Available SF	28,745
Monthly Rent	\$45,705
Lease Rate/SF	\$1.59 NNN
Operating Expenses/SF	\$0.27
Clear Height	8'-16'
DH Doors	3
Power	600A, 240V, 3Ph, 4W
Parking Spaces	30 / 1.39:1
Overall Office SF / #	2,601 / 5
Mezzanine Office SF	1,765
Warehouse Mezzanine SF	11,508
Restrooms	4
Yard	Fenced / Paved
Zoning	M1
Possession	Now

Notes: Mezzanine has 8' height. Mezzanine's concrete floor serviced by freight elevator. Taxes are for entire building & estimated. Quoted electrical service is based on power panel info, which may not be accurate. Tenant to verify actual service w/ licensed electrician & confirm zoning allows tenant's use prior to signing lease.



Photos





Accelerating success.

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