

Available SF 5,000 SF

Industrial For Lease

Building Size 5,000 SF



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**Property Name:** Mission Industrial Park

**Address:** 8843 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 Automotive or Marijuana Uses  
Shirley Avenue Frontage

<b>Lease Rate/Mo:</b>	\$7,500	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	1,000 SF / 3
<b>Lease Rate/SF:</b>	\$1.50	<b>Clear Height:</b>	14'	<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>	5,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	5,000 SF	<b>A:</b> 200 <b>V:</b> 120-240 <b>O:</b> 3 <b>W:</b> TBD		<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>	3-5 Years w/ Annual CPI	<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:</b> 10	<b>/ 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/Office	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR2			<b>APN#:</b>	2783025044
<b>Listing Company:</b>	Delphi Business Properties, Inc.				
<b>Agents:</b>	<a href="#">David Hoffberg, SIOR 818-933-7117</a>				
<b>Listing #:</b>	42382092	<b>Listing Date:</b>	04/15/2025	<b>FTCF:</b>	CB250N000S000
<b>Notes:</b>	Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.				

