

Available SF 5,000 SF

Industrial For Lease

Building Size 5,000 SF



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

Lease Rate/Mo:	\$7,500	Sprinklered:	No	Office SF / #:	1,000 SF / 3
Lease Rate/SF:	\$1.50	Clear Height:	14'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	5,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,000 SF	A: 200 V: 120-240 O: 3 W: TBD		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	3-5 Years w/ Annual CPI	Const Status/Year Blt:	Existing / 1973	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 10 / Ratio: 2.0:1		Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2783025044

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

Listing #: 42382092

Listing Date: 04/15/2025

FTCF: CB250N000S000

Notes: Lessee responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows intended business use.

