



OFFERING MEMORANDUM

INDUSTRIAL - MANUFACTURING

11834-11836 VOSE ST, NORTH
HOLLYWOOD, CA 91605

EXCLUSIVE LISTING BY:

MIG | COMMERCIAL
REAL ESTATE
SERVICES, INC

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OFFER MEMORANDUM

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

MIG Commercial presents a ±4,000 SF industrial building in North Hollywood featuring 14-foot clear height, 600 amps of 3-phase power, and one ground-level loading door. Fully renovated with a kitchen and private restroom, the property is zoned M1-1VL — ideal for light manufacturing, warehousing, or creative use. Prime location near the 170 & 101 Freeways, Burbank Airport, and the NoHo Arts District.



SQUARE FEET

4,000 SF

LOT SIZE

10,964 SF (0.25 AC)

PARCEL NUMBER

2321-007-008

PRICE/PSF

\$7,200 (\$1.80/SF)

YEAR BUILT

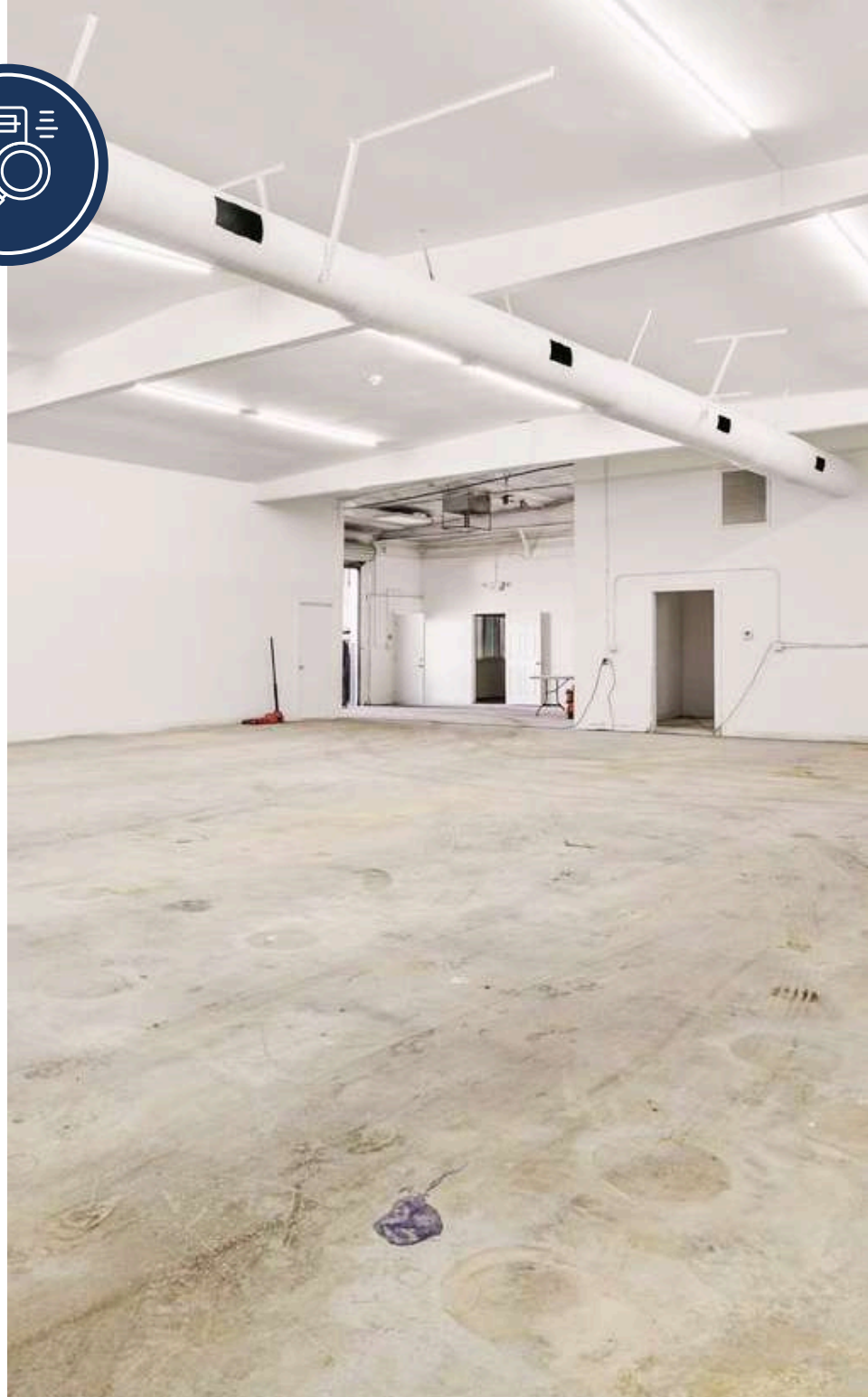
1959

ZONING

M1-1VL

LAND USE

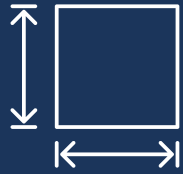
INDUSTRIAL





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PROPERTY CHARACTERISTICS



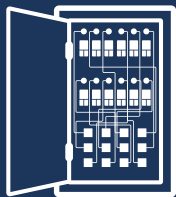
4,000 TOTAL SQUARE
FEET



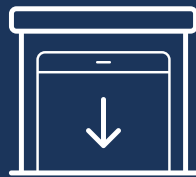
MODIFIED GROSS

ADDITIONAL DETAILS:

- ✓ M1 Industrial Zoning
- ✓ Secured and Gated Yard
- ✓ Newly Renovated
- ✓ One Ground Level Loading Doors
- ✓ Heavy Power
- ✓ Near the Burbank Airport & Noho Arts District



600 AMPS 3 PHASE
POWER



1 GROUND LEVEL
LOADING DOOR



14 FOOT CLEAR
HEIGHT



3 ASSIGNED
PARKING SPACES +
STREET PARKING



NEAR I-5 & 170 &
101 FREEWAYS



KITCHENETTE &
OFFICES



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EXECUTIVE SUMMARY

MIG Commercial presents 11834 Vose Street, a $\pm 4,000$ SF industrial building in the heart of North Hollywood's industrial corridor. Zoned M1-1VL, the property features 14-foot ceilings, 600 amps of 3-phase power, one ground-level loading door, and three parking spaces plus street parking. The interior has been freshly painted and includes a kitchen and restroom, offering a clean, functional workspace ready for immediate use.

Ideal for light manufacturing, warehousing, creative studios, or production companies, the property enjoys a prime location near the NoHo Arts District, Burbank Airport, and the 170 & 101 Freeways.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.



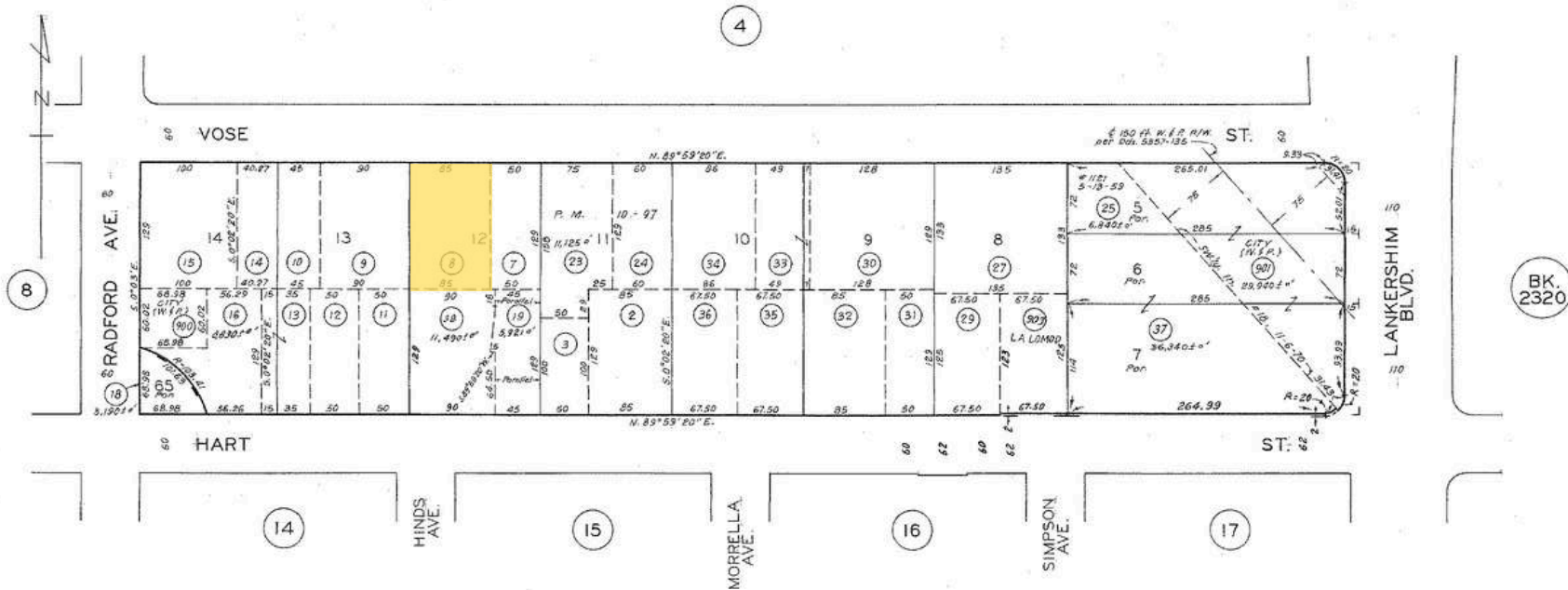
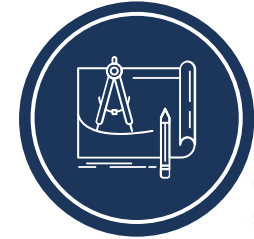
MAPS & ZONING

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PARCEL MAP

2321 7
SCALE 1" = 100'

2009



CODE
8856

PROPERTY OF THE LANKERSHIM RANCH
LAND & WATER CO. M.R. 31-39-44
TRACT NO. 2755 M.B. 33-93

FOR PREP. ASSN. 801
2321 - 6 & 7

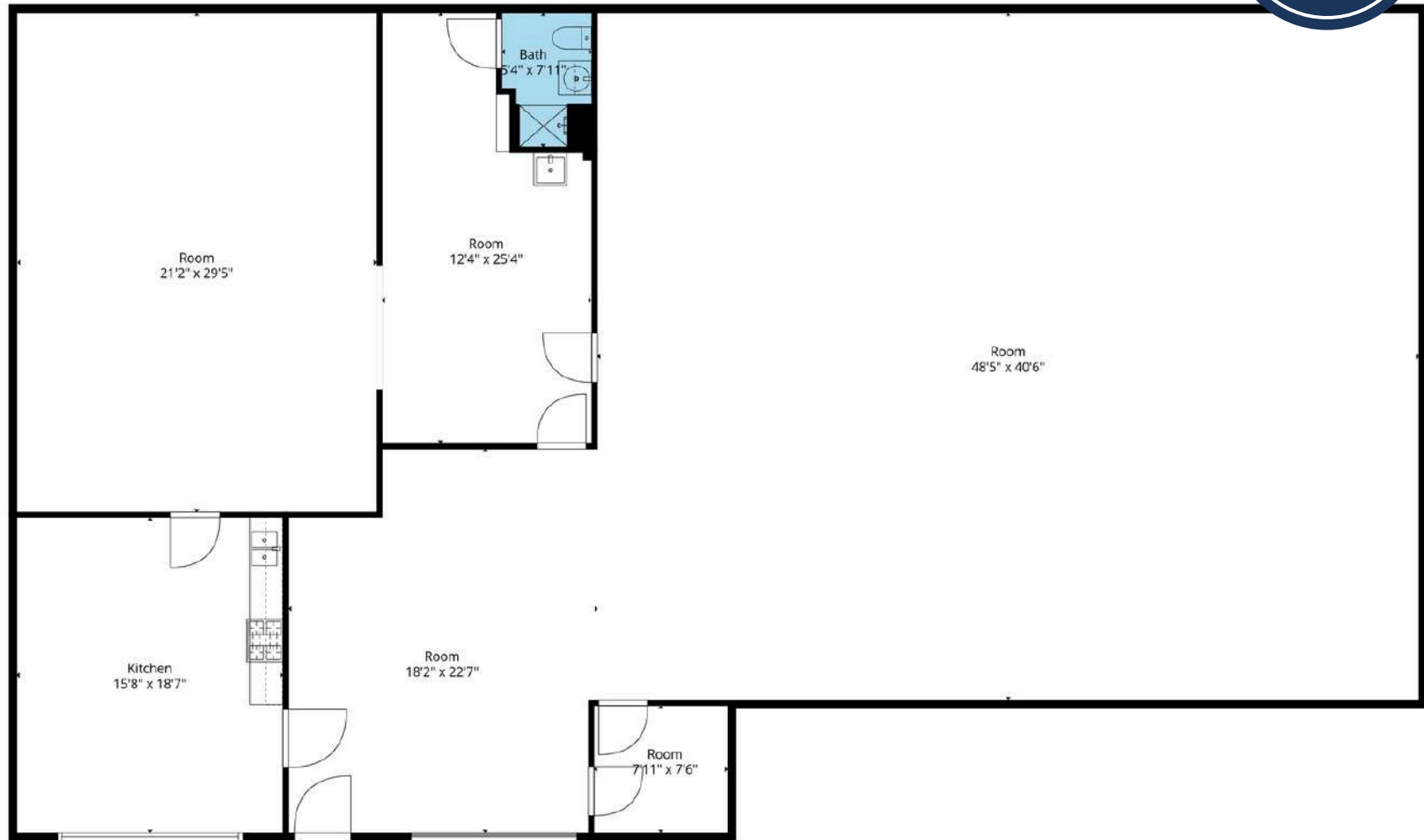
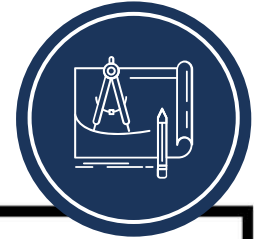
Street lines per M.R. 31-39-44 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

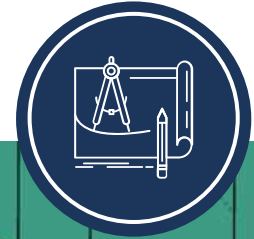
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FLOOR PLAN



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ZONING MAP





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AREA HIGHLIGHTS

Located in the heart of North Hollywood's Industrial Corridor, 11834 Vose Street sits within one of the San Fernando Valley's most active commercial and production hubs. The area is recognized for its concentration of light-industrial businesses, creative studios, and logistics operators, offering a thriving ecosystem for companies that rely on flexibility and accessibility.

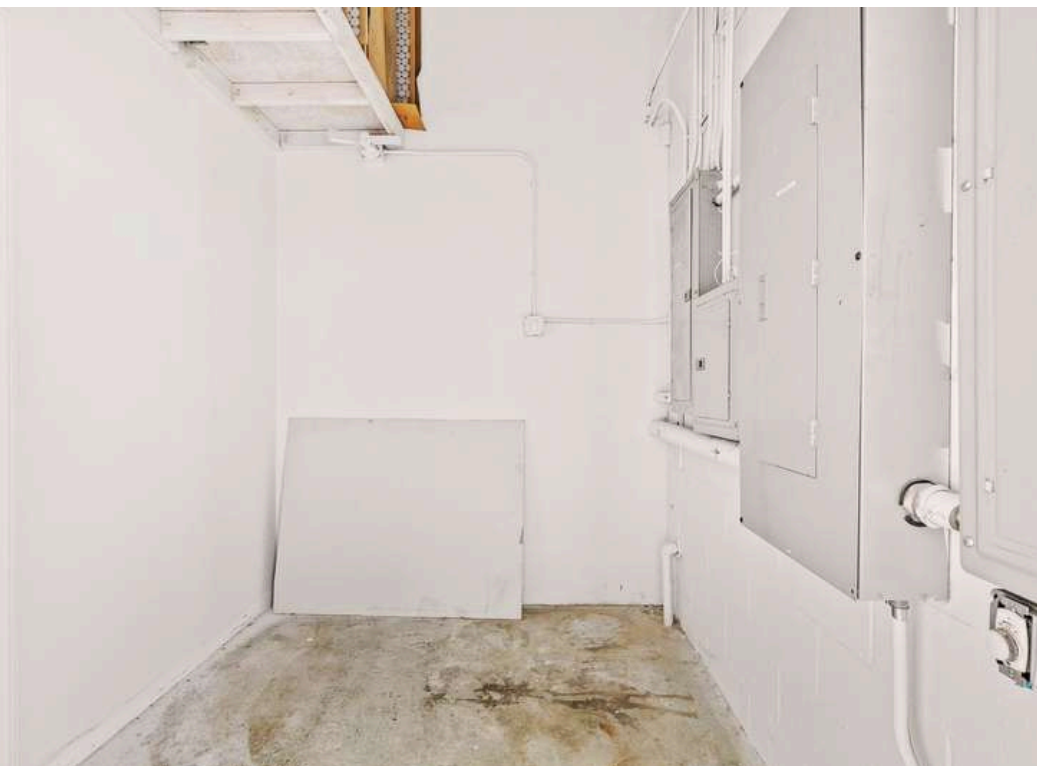
The property benefits from proximity to major destinations such as the NoHo Arts District, Burbank Airport, and Universal Studios, as well as to a variety of suppliers, contractors, and industrial service providers that support local operations.

With excellent access to the I-5, 170 & 101 freeways, North Hollywood provides unmatched regional connectivity linking Los Angeles, Burbank, and Glendale. The district continues to attract manufacturers, distributors, and creative enterprises seeking well-located, adaptable industrial space in a fast-growing business environment.



PHOTOS





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