

7104

CASE AVENUE

NORTH HOLLYWOOD | CALIFORNIA

30,897 SF Industrial For Sale



NEWMARK

Building Specs

Located in a premier business park in the East San Fernando Valley, this property sits on a quiet cul-de-sac less than one block from Sherman Way and is just five minutes from Burbank Airport.

APN 2319-002-025

Lot Size 1.47 acres
64,033 SF

Zoning M2-1

Building Size 30,897 SF

Clear Height 16 to 20 feet

Power 1200 Amps
277/480 Volts

Loading 5 ground level loading doors

Yard Fenced

Sprinklered Yes

Year Built 1970

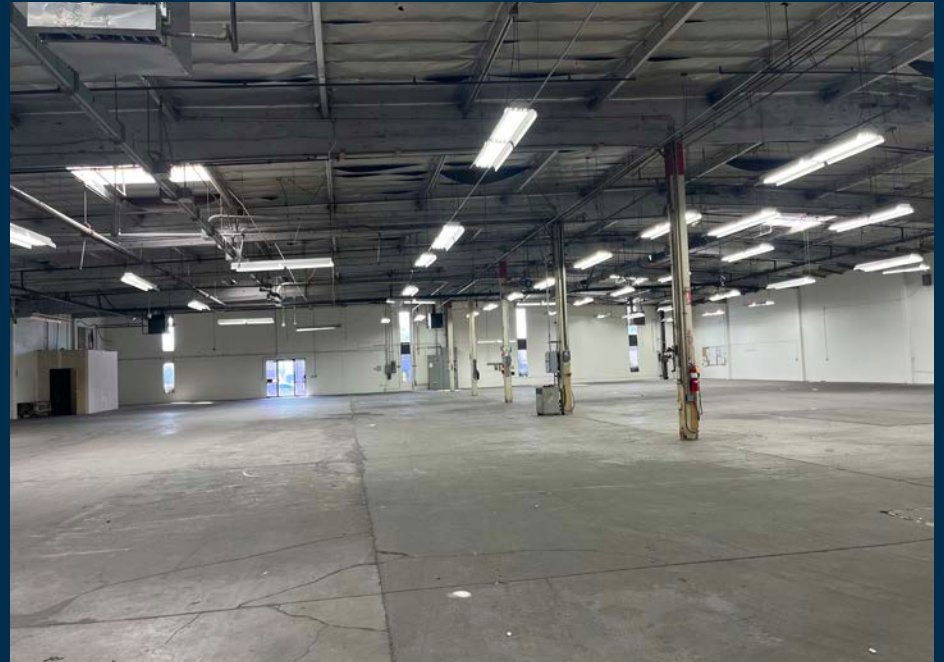
Offering Summary

Purchase Price \$9,489,615

\$9,114,615 (\$295 psf)

plus \$375,000 for existing
telecommunications tower lease for the
ringfenced telecommunications area
attached to the property







To I-5 via Vineland Ave.	1.8 miles
To SR-170 via Sherman Way	2.0 miles
To SR-134 via Vineland Ave.	3.6 miles
I-5 / SR-170 Interchange	4.1 miles
US-101 / SR-134 Interchange	5.6 miles
I-5 / SR-134 Interchange	6.8 miles
I-5 / SR-118 Interchange	7.1 miles
I-5 / I-405 Interchange	9.3 miles
I-405 / US-101 Interchange	10.8 miles

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