



8136 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605

INDUSTRIAL



FOR SALE
OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is pleased to present 8136 Lankershim Boulevard, a freestanding industrial/warehouse property offered for sale in North Hollywood, California. Strategically positioned along Lankershim Boulevard in the East San Fernando Valley, the property offers convenient access to major thoroughfares throughout North Hollywood, Sun Valley, and the surrounding San Fernando Valley, providing connectivity to key regional transportation corridors and business districts.

The approximately 3,998-square-foot industrial building sits on an approximately 0.19-acre lot and features a functional single-story warehouse configuration. The property includes approximately 12 feet of clear ceiling height, a grade-level/drive-in loading door, and on-site parking. The building's efficient footprint and industrial layout provide a practical facility for businesses seeking warehouse, distribution, manufacturing, storage, or other permitted industrial uses.

The property is identified in current commercial property records as LAM1 zoning and is classified as a light-industrial property. The site may be well suited for owner-users, investors, and businesses seeking a strategically located industrial facility in the North Hollywood/East San Fernando Valley market. Potential uses may include permitted light manufacturing, industrial distribution, warehouse, storage, fabrication, and service-related operations, subject to applicable zoning regulations and approvals. Owner-users may also wish to explore SBA financing, subject to lender approval and program requirements.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.



PROPERTY TYPE
Industrial



PARCEL NUMBER
2311-005-004



PRICE
\$1,400,000



YEAR BUILT
1990



BUILDING
3,998 SF



PARKING
**7 Spaces +
1 Handicap**



LOT
8,224 SF



ZONING
LAM1



PROPERTY HIGHLIGHTS

- **±3,998 SF Freestanding Industrial Building** situated on an approximately 0.19-acre lot
- **LAM1 Light Industrial Zoning**, offering flexibility for a variety of permitted industrial and commercial uses
- **±12' Clear Height providing functional vertical clearance** for warehouse, storage, and operational needs
- **Grade-Level / Drive-In Loading Door** providing convenient access for deliveries, loading, and unloading
- **Strategic North Hollywood Location** along Lankershim Boulevard with convenient access throughout the East San Fernando Valley
- **Ideal Owner-User or Investment Opportunity** for businesses seeking a versatile industrial facility with potential for warehouse, distribution, manufacturing, storage, or service-related uses subject to zoning regulations.



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PROPERTY PHOTOS

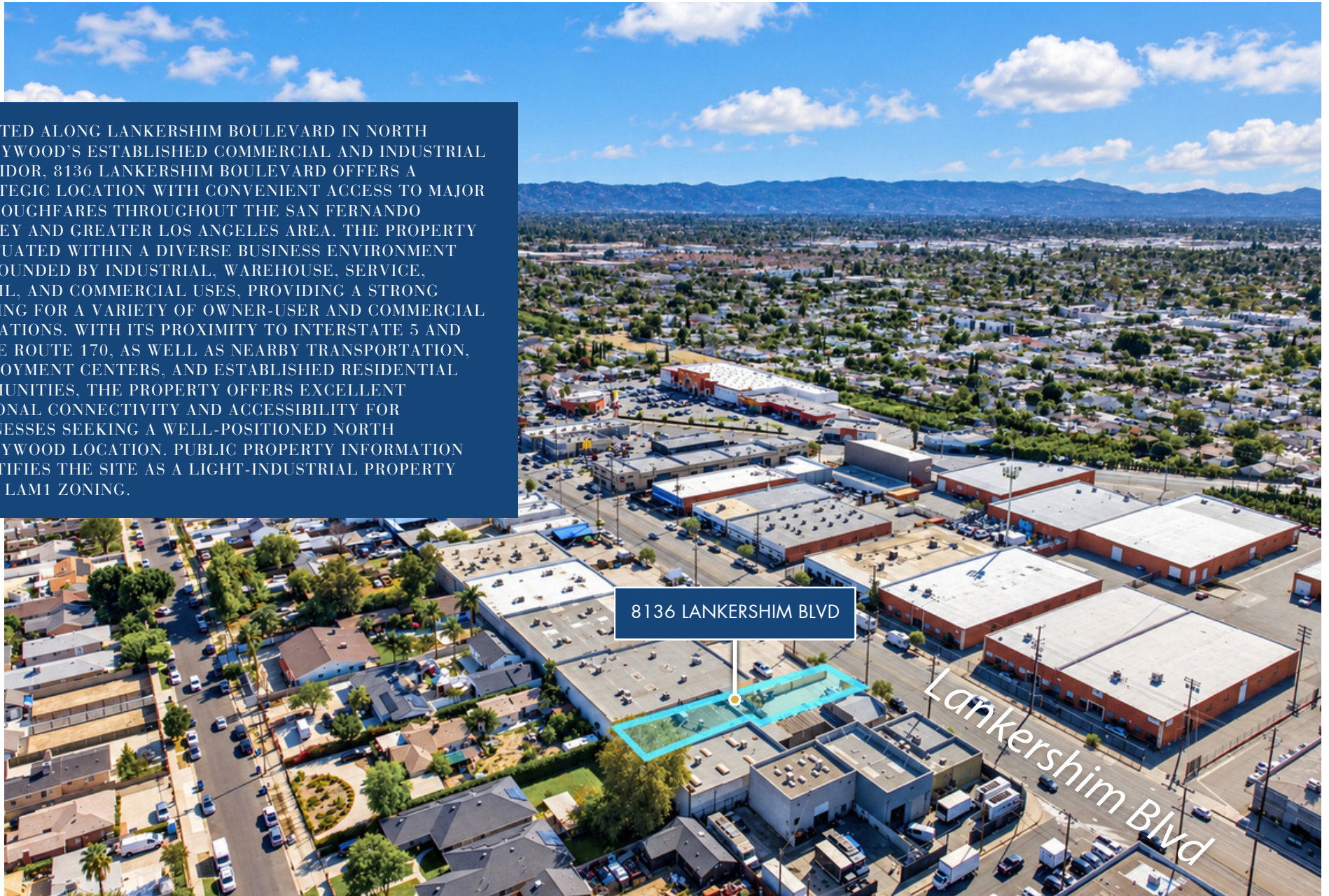


RETAIL MAP

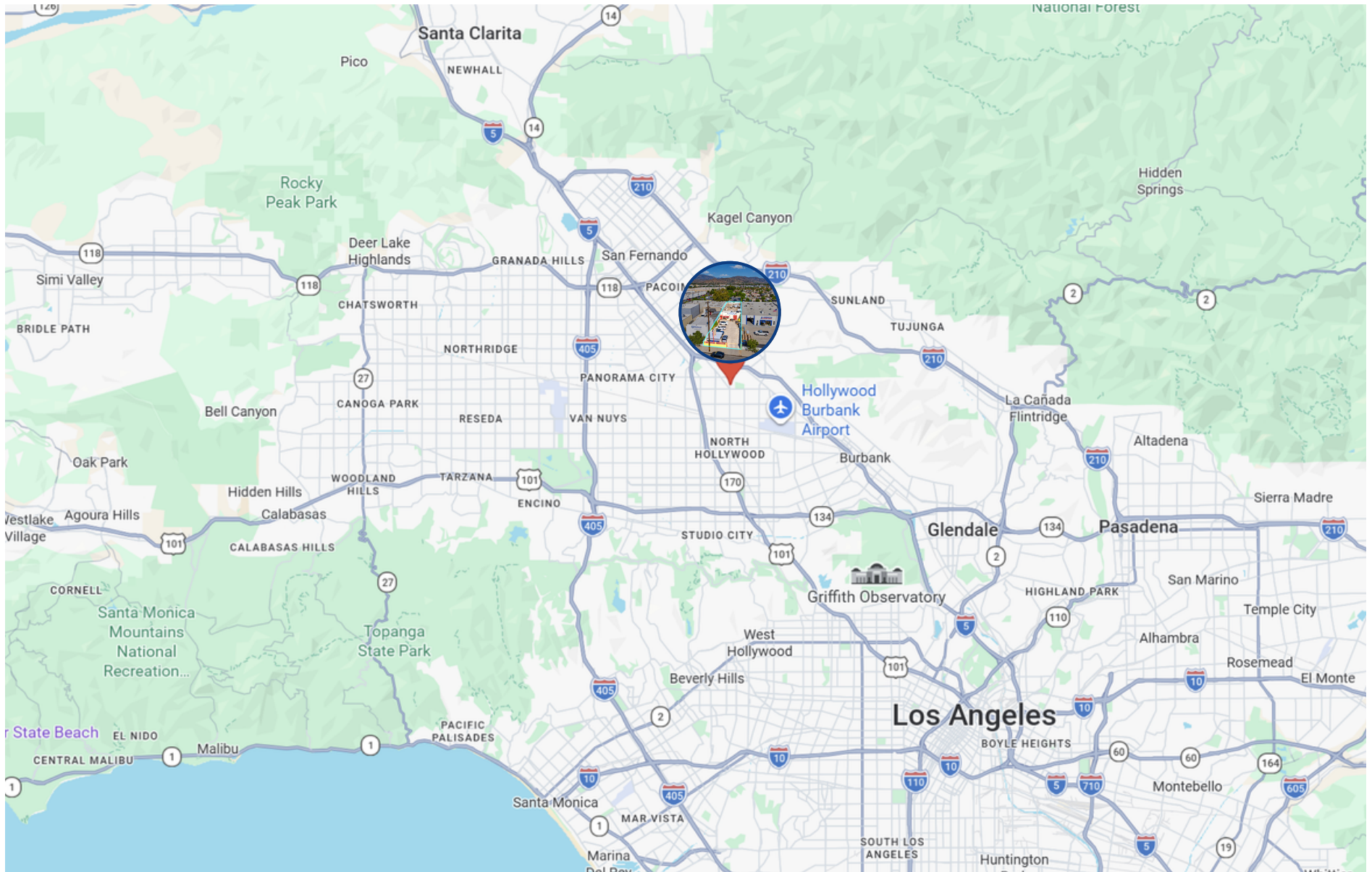


AERIAL MAP

LOCATED ALONG LANKERSHIM BOULEVARD IN NORTH HOLLYWOOD'S ESTABLISHED COMMERCIAL AND INDUSTRIAL CORRIDOR, 8136 LANKERSHIM BOULEVARD OFFERS A STRATEGIC LOCATION WITH CONVENIENT ACCESS TO MAJOR THOROUGHFARES THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA. THE PROPERTY IS SITUATED WITHIN A DIVERSE BUSINESS ENVIRONMENT SURROUNDED BY INDUSTRIAL, WAREHOUSE, SERVICE, RETAIL, AND COMMERCIAL USES, PROVIDING A STRONG SETTING FOR A VARIETY OF OWNER-USER AND COMMERCIAL OPERATIONS. WITH ITS PROXIMITY TO INTERSTATE 5 AND STATE ROUTE 170, AS WELL AS NEARBY TRANSPORTATION, EMPLOYMENT CENTERS, AND ESTABLISHED RESIDENTIAL COMMUNITIES, THE PROPERTY OFFERS EXCELLENT REGIONAL CONNECTIVITY AND ACCESSIBILITY FOR BUSINESSES SEEKING A WELL-POSITIONED NORTH HOLLYWOOD LOCATION. PUBLIC PROPERTY INFORMATION IDENTIFIES THE SITE AS A LIGHT-INDUSTRIAL PROPERTY WITH LAM1 ZONING.



LOCATION MAP





This memorandum is provided for preliminary informational purposes only and does not form part of any lease, purchase agreement, or other binding document. Recipients, whether prospective purchasers or lessees, must conduct their own investigation of all matters, including building and land area, permitted uses, zoning and code compliance, condition, and suitability for their intended use. No representation is made as to size or square footage. Any quoted rate or price reflects the property in its entirety, including land, yard, parking, and improvements, and is not derived from or dependent upon any stated square footage. The executed lease or purchase agreement governs and supersedes all marketing materials.





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