



For Lease

12222 - 12228 Sherman Way North Hollywood, CA 91605

Multiple Size Options Available!

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Property Highlights



Coveted Frontage Along Major
Thoroughfare Sherman Way



Spacious Fenced,
Paved Rear Yard



Ground Level and
Dock High Loading



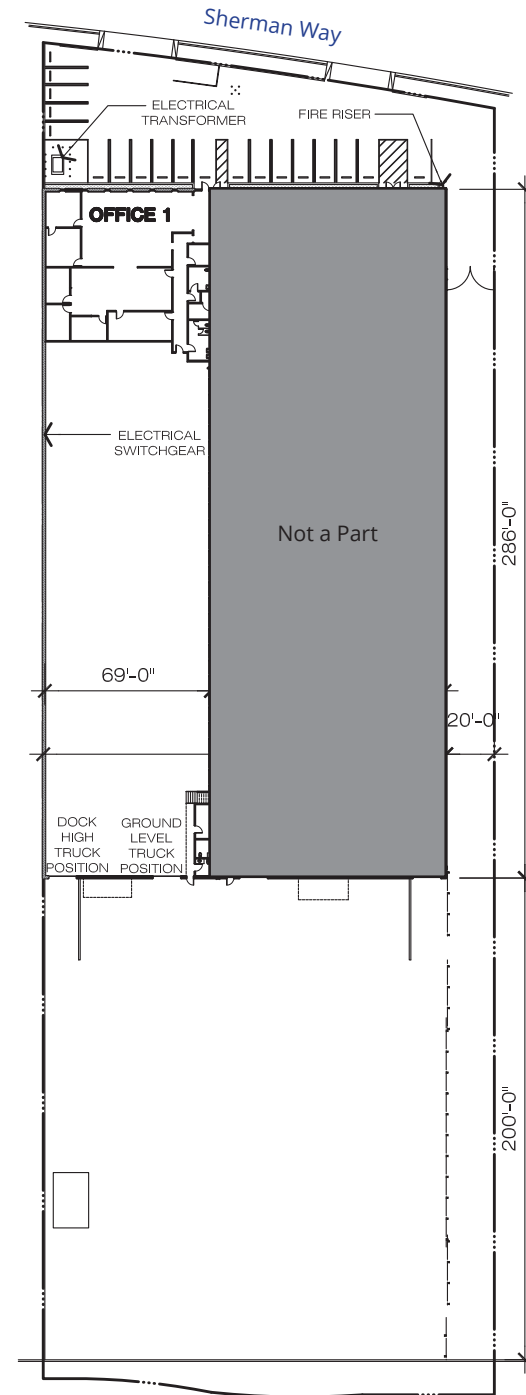
Immediate Access to
170 Freeway

12222 Sherman Way | 20,433 SF

Specifications

Available SF	20,433
Monthly Rent	\$28,402
Lease Rate PSF	\$1.39 NNN / Op.Ex. \$0.38
Clear Height	16'-18'
DH Doors / Dim	1 / 12'x14'
GL Doors / Dim	1 / 12'x10'
Power	600A, 277/480V, 3Ph, 4W
Parking Spaces	46 / 2.25:1
Office SF	4,799
Restrooms	3
Yard	Fenced / Paved
Zoning	M1

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

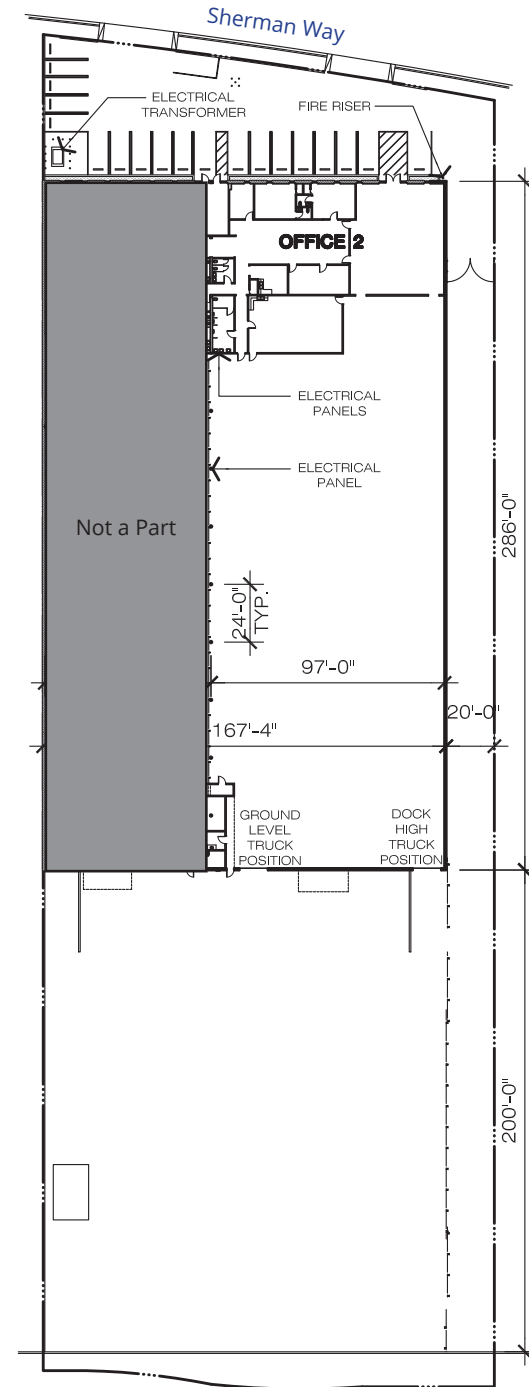


12228 Sherman Way | 27,771 SF

Specifications

Available SF	27,771
Monthly Rent	\$38,602
Lease Rate PSF	\$1.39 NNN / Op.Ex. \$0.38
Clear Height	16'-18'
DH Doors / Dim	1 / 12'x14'
GL Doors / Dim	1 / 12'x10'
Power	600A, 277/480V, 3Ph, 4W
Parking Spaces	63 / 2.27:1
Office SF	5,960
Restrooms	5
Yard	Fenced / Paved
Zoning	M1

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

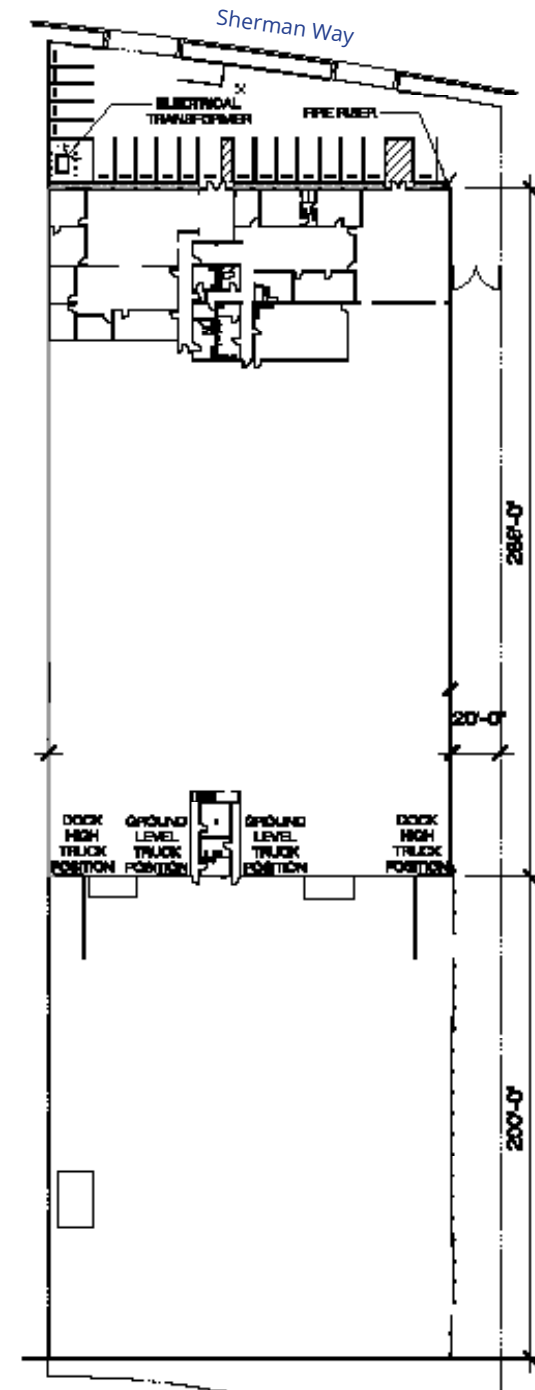


12222 Sherman Way | 48,204 SF

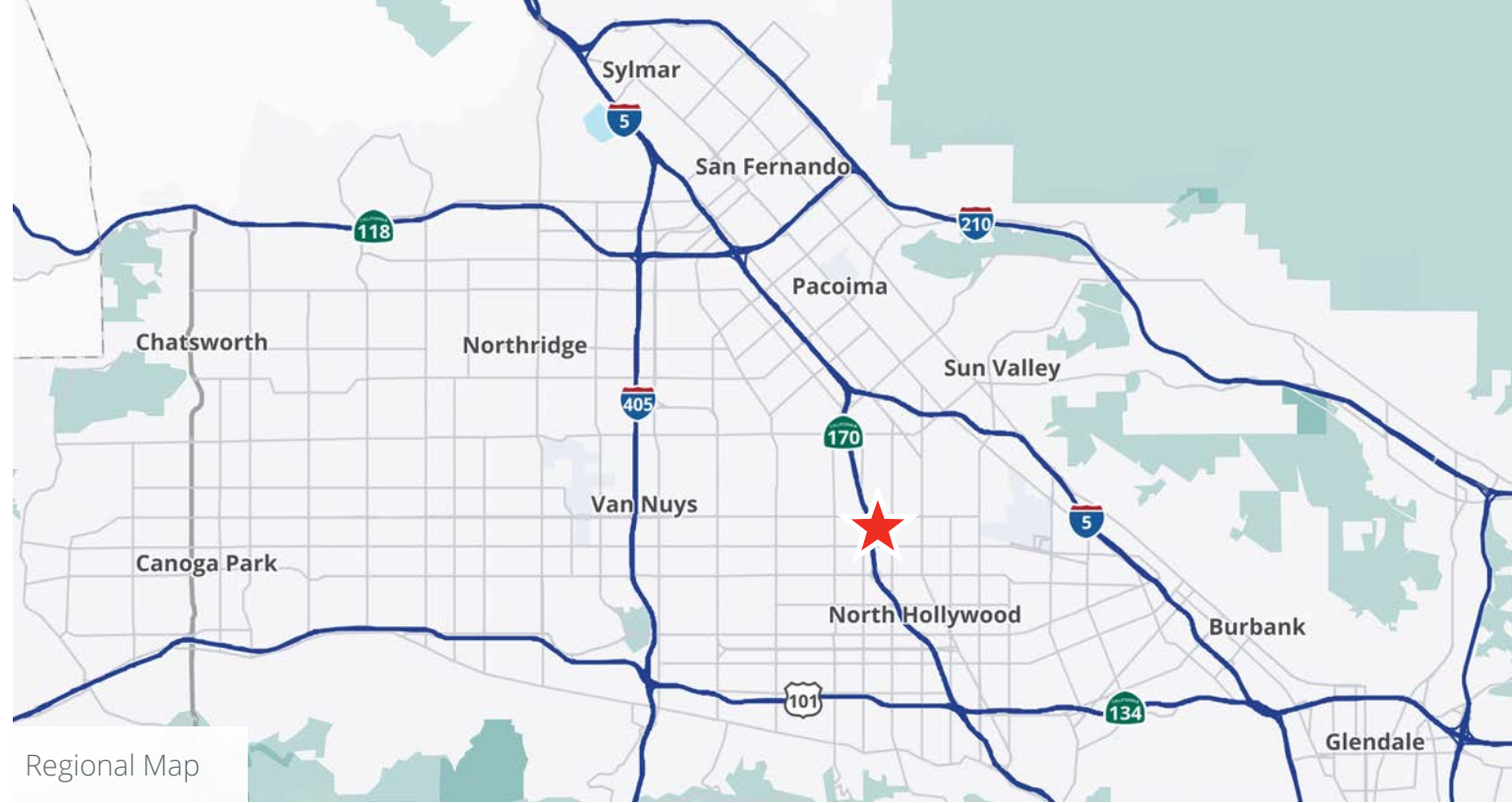
Specifications

Available SF	48,204
Monthly Rent	\$67,004
Lease Rate PSF	\$1.39 NNN / Op.Ex. \$0.38
Clear Height	16'-18'
DH Doors / Dim	2 / 12'x14'
GL Doors / Dim	2 / 12'x10'
Power	1200A, 277/480V, 3Ph, 4W
Parking Spaces	110 / 2.28:1
Office SF	10,759
Restrooms	7
Yard	Fenced / Paved
Zoning	M1

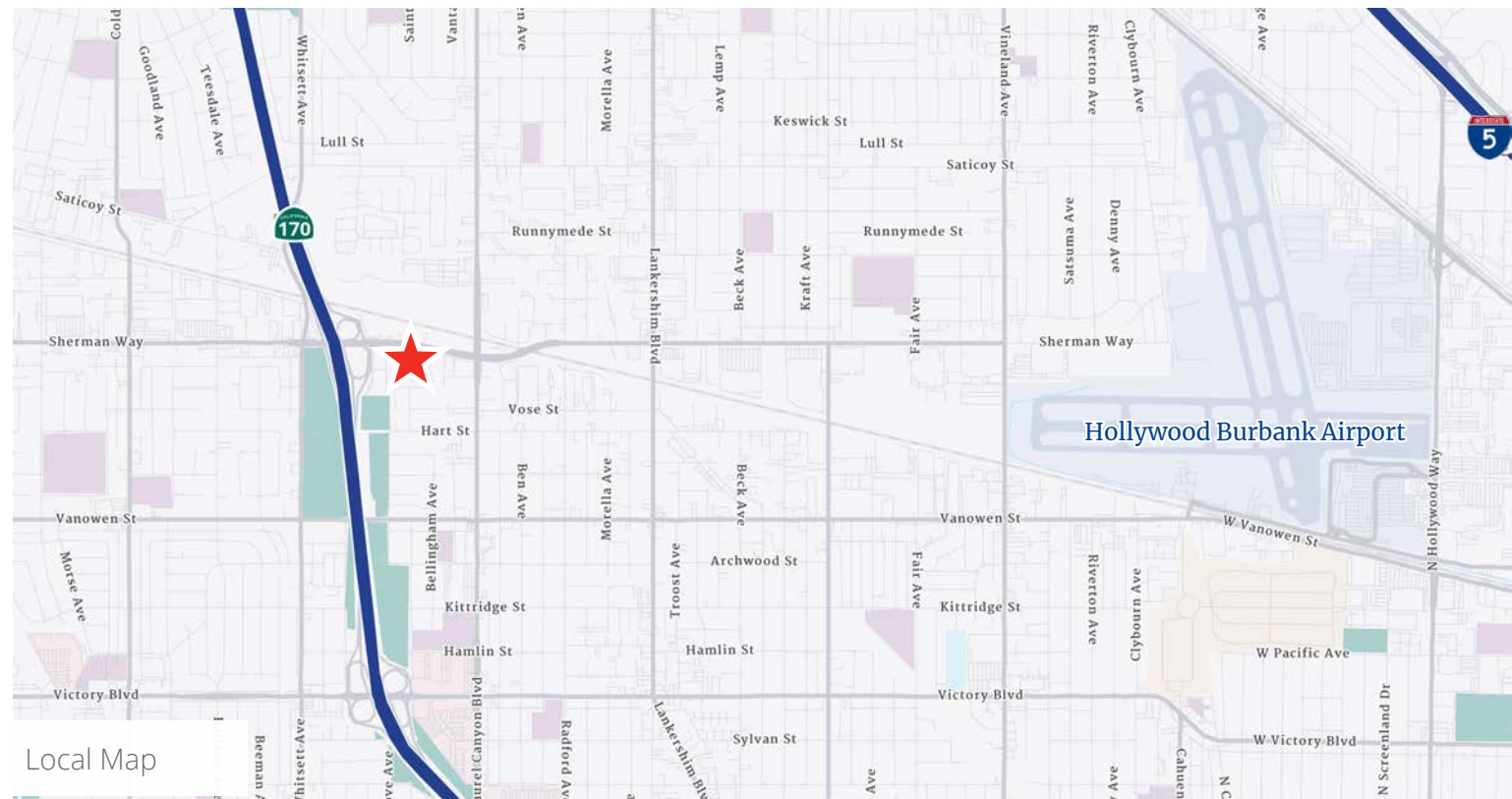
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



Maps



Regional Map



Local Map



Accelerating success.

Contact Info

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Colliers

505 N Brand Blvd
Suite 1120

Glendale, CA 91203

www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers