

8321 DE CELIS PLACE

North Hills, CA 91343



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**COMMERCIAL
REAL ESTATE**
SERVICES, INC



PROPERTY CHARACTERISTICS

- 20' Clearance Height High Power (1200 Amps 3 Phase & 400 Amps 1 Phase) 2 Interior Dock Doors
- 2 Exterior Dock Doors
- Close Proximity to the 405 FWY and Roscoe Blvd

OFFERING SUMMARY

Lease Rate:	\$32,356/month
Price Per Square Foot:	\$1.00
Lease Type:	Industrial Gross
Zoning:	M2
Building Size:	32,356 SF
Lot Size:	55,539 SF
Year Built:	1963
APN:	2689-011-027

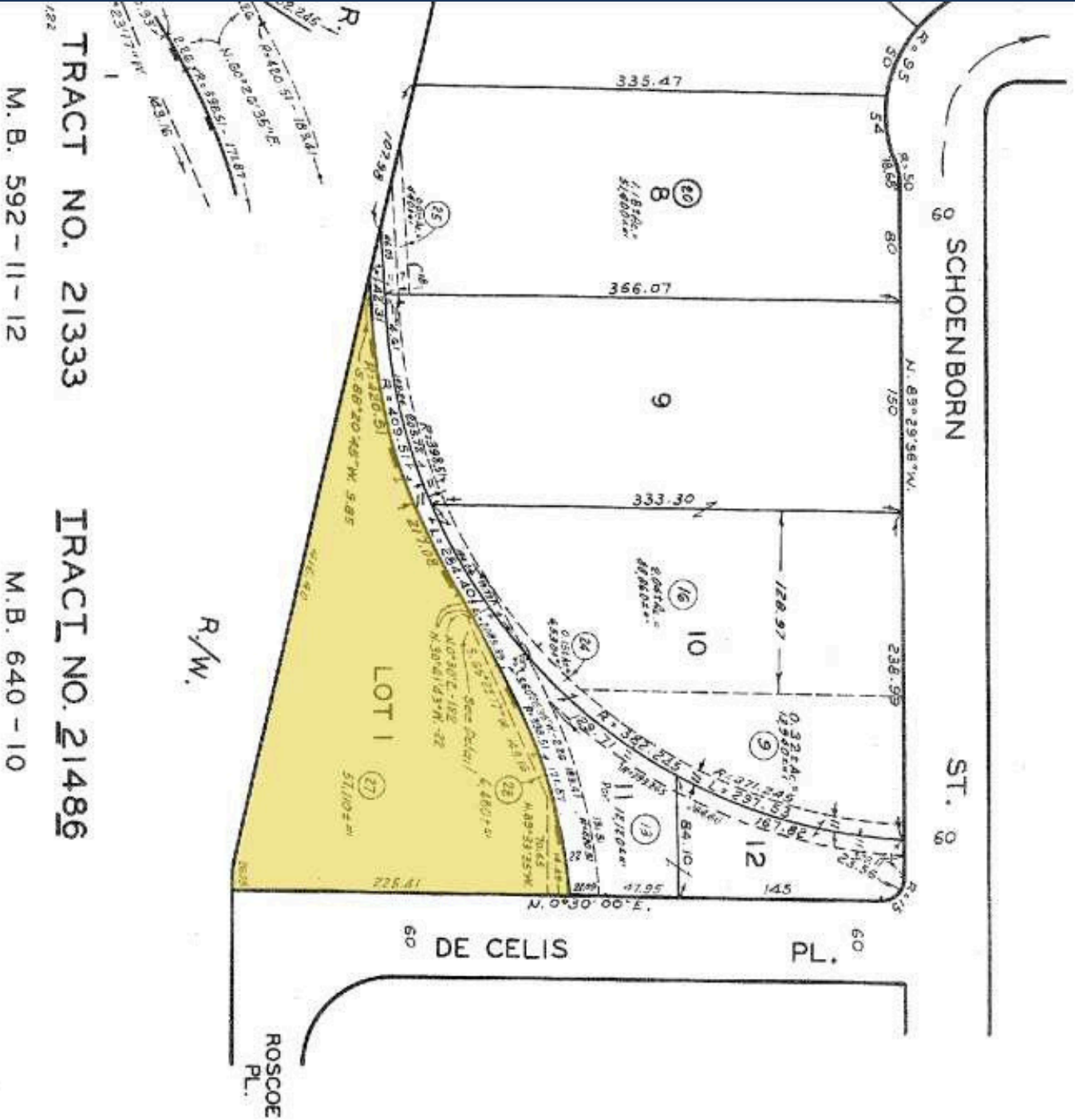


PROPERTY DESCRIPTION

MIG Commercial Real Estate Services & Encore Realty La, are proud to present 8321 De Celis Pl for sublease. A 32,356 square foot warehouse situated on a 55,539 square foot lot zoned M2. The warehouse space has a clearance height of 20 feet with two exterior and interior dock level loading doors as well as one ground level loading door. With the power being 1200 Amps 3 Phase & 400 Amps 1 Phase, the property can cater to a variety of uses. The site is fully fenced and paved and consists of approximately 8,000 square feet of office.

The property is strategically located right next door to Van Nuys Airport, and is near the 405, 118, 5 Freeways as well as Roscoe Blvd. With access to these freeways, it allows for business owners to take advantage of the connectivity and ensure smooth logistical operations.

The property is available for sublease at \$1.00 per square foot until February 2027, but ownership may be open to a longer term. This offering presents an opportunity for businesses seeking a well-located industrial site, available below market value. Call Listing agents for showing availability.



TRACT NO. 21333

TRACT NO. 21486

M.B. 592-11-12

M.B. 640-10

COUNTY 0

ZIMAS PUBLIC

Generalized Zoning

12/17/2024

City of Los Angeles Department of City Planning

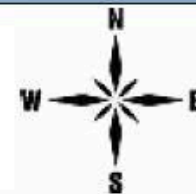


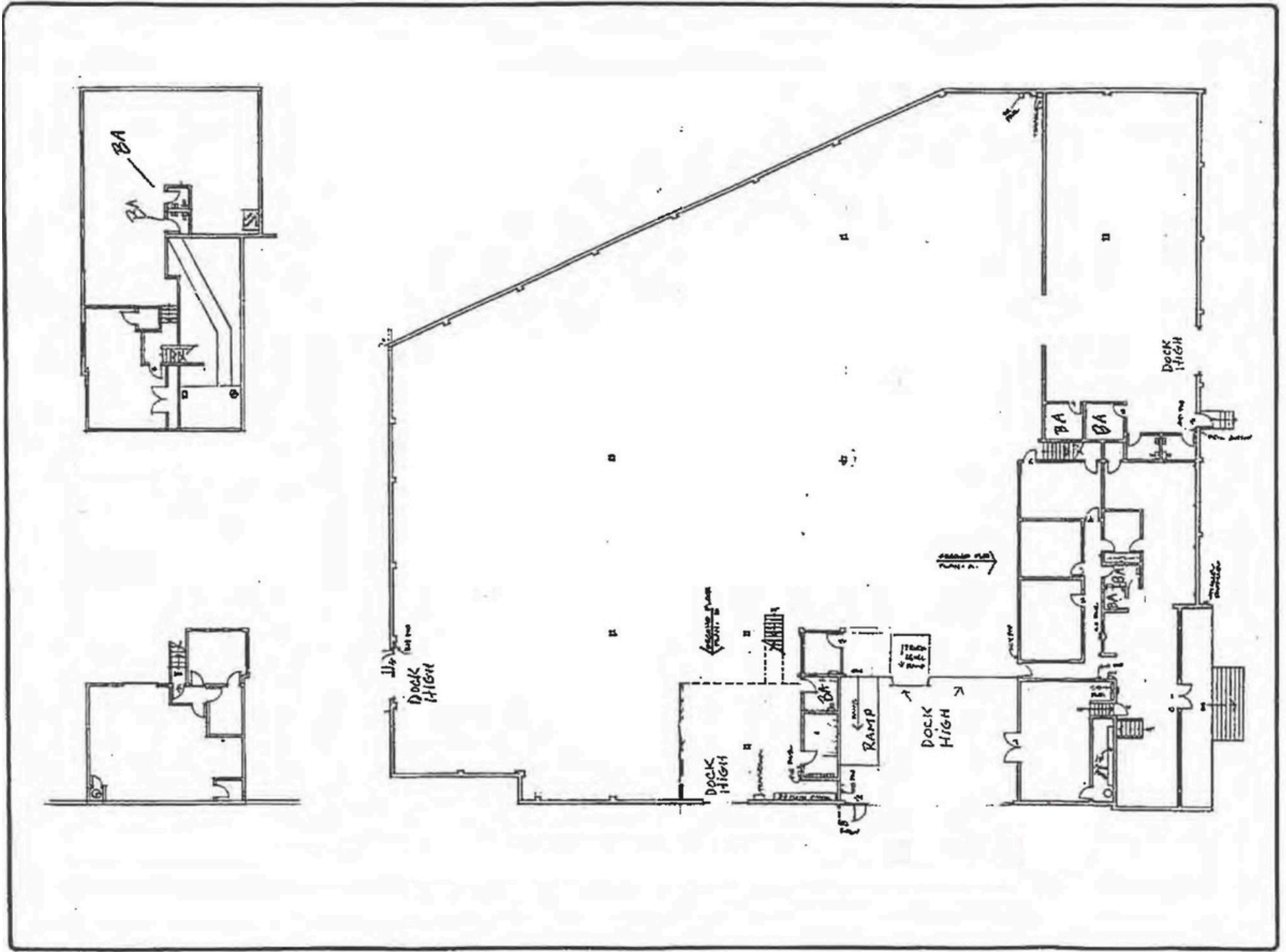
0.04 Miles
200 Feet

Address: 8321 N DE CELIS PL
APN #: 2689011027
PIN #: 192B137 289

Tract: TR 21486
Block: None
Lot: LT 1
Arb: 2

Zoning: M2-1
General Plan: Light Manufacturing

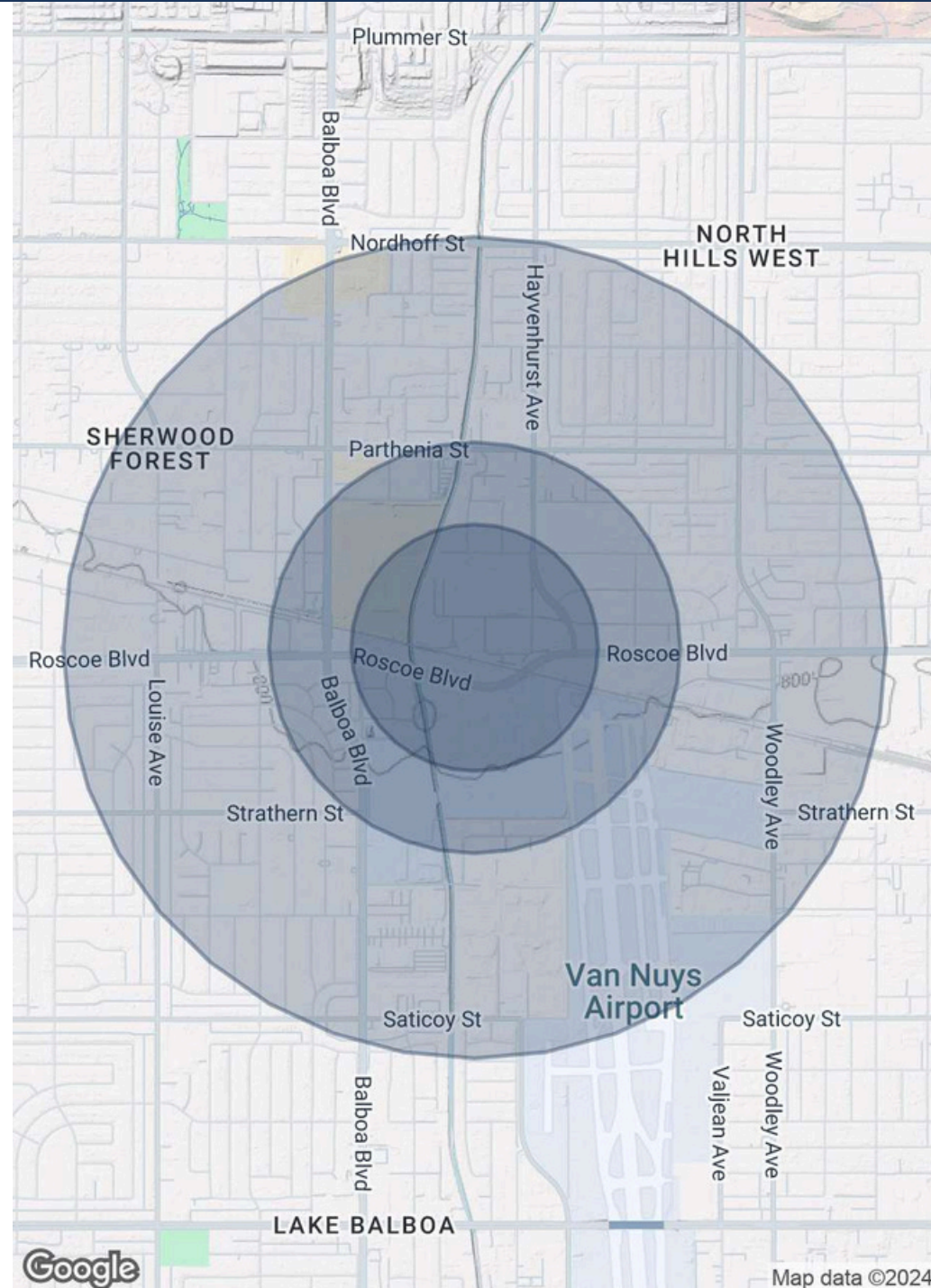






POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	2,285	16,228
Average Age	41	41	42
Average Age (Male)	41	40	41
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	771	5,345
# of Persons per HH	3.3	3	3
Average HH Income	\$127,867	\$110,398	\$120,839
Average House Value	\$928,744	\$944,670	\$920,379

Demographics data derived from AlphaMap



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