

**FOR SALE OR LEASE**  
**0.79 ACRE M2 ZONED YARD**

**11823-25 SHERMAN WAY**  
**NORTH HOLLYWOOD, CA 91605**



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## PROPERTY FEATURES

<b>Land Parcel:</b>	34,625 Square Feet 0.79 Acres
<b>Land Sale Price:</b>	\$5,100,000 \$147.29 / SF
<b>Land Lease Rate:</b>	\$25,000 / Month Industrial Gross \$0.72 / SF Gross Based Upon Land Area
<b>Zoning:</b>	LA-M2
<b>Buildings:</b>	3 Highly Improved Metal Buildings Totaling 14,160 SF
<b>Loading:</b>	Four (4) Ground Level Loading Doors (1) 10' X 10'; (1) 12' X 12'; (1) 12' X 18'; (1) 11' X 11'
<b>Clear Height:</b>	12'-15'

- Fully Fenced and Secured Concrete Parcel.
- State-Of-The-Art Motion Detection Alarm System with Perimeter Lighting.
- Street-To-Street Cross Property Access from Radford Avenue to Hinds Avenue.
- Located Near the Intersection of Sherman Way and Laurel Canyon.
- Immediate Access to The Hollywood 170 Freeway.

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APN	Land Area	Zoning	Building Size	Construction Type	Year Built / Renovated	Loading Doors	Power	HVAC	Office Area	Restrooms
11823 SHERMAN WAY (Building A)										
2317-019-026	10,890	M2-1	5,640 240	Metal (Insulated)	1953 & 1951 / 2020	1 (10' X 12') 1 (10' X 10')	200 AMPS, 3-Phase	YES (1) 10 Ton Newer Unit	Lunch Room	1
7727 N. HINDS AVENUE (Building B)										
2317-019-004	6,747	M2-1	3,238	Metal (Insulated)	1952 / 2020	1 (10' x 12')	200 AMPS, 3-Phase & 100 AMPS, Single-Phase	YES (1) 3 Ton Office Unit & (1) 3 Ton Warehouse Unit Both Units are +/-15 Years Old	1,000 SF	1
11825 SHERMAN WAY (Building C)										
2317-019-031	16,988	M2-1	5,042	Metal (Insulated)	1952 / 2020	1 (10' x 12') 1 (8' x 10')	150 AMPS, 3-Phase 100 AMPS, Single-Phase	Yes (1) 10 Ton Newer Unit	None	0
<div style="background-color: #c00000; color: white; padding: 10px; display: flex; justify-content: space-between;"> <span>34,504</span> <span>14,160</span> </div> <div style="background-color: #c00000; color: white; padding: 10px; display: flex; justify-content: space-between;"> <span>0.79</span> </div>										

Perimeter Lighting and Security Cameras

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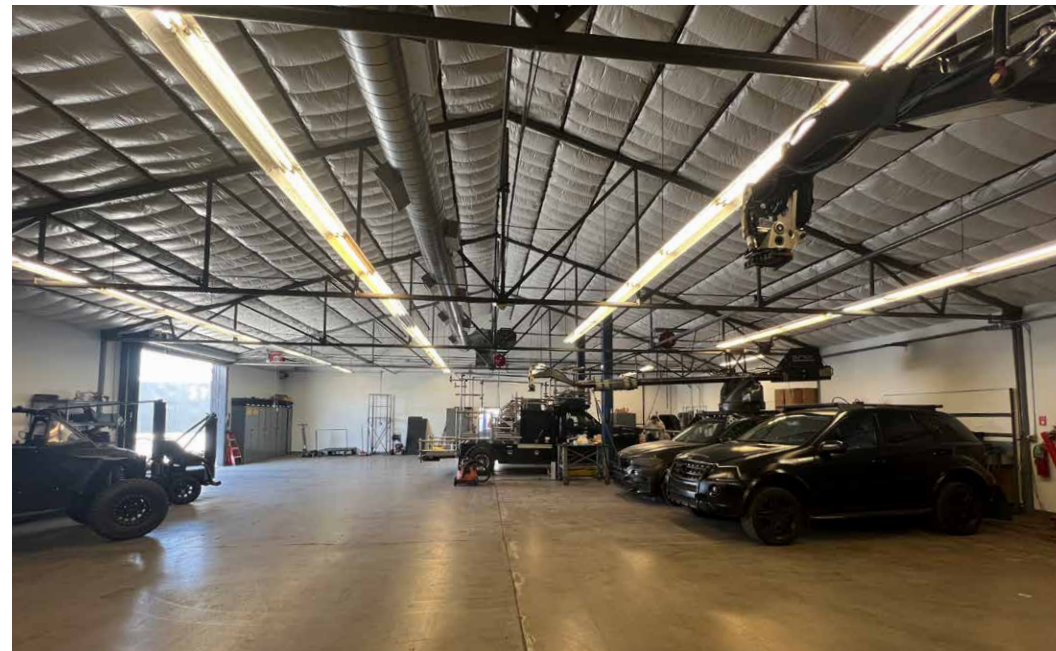
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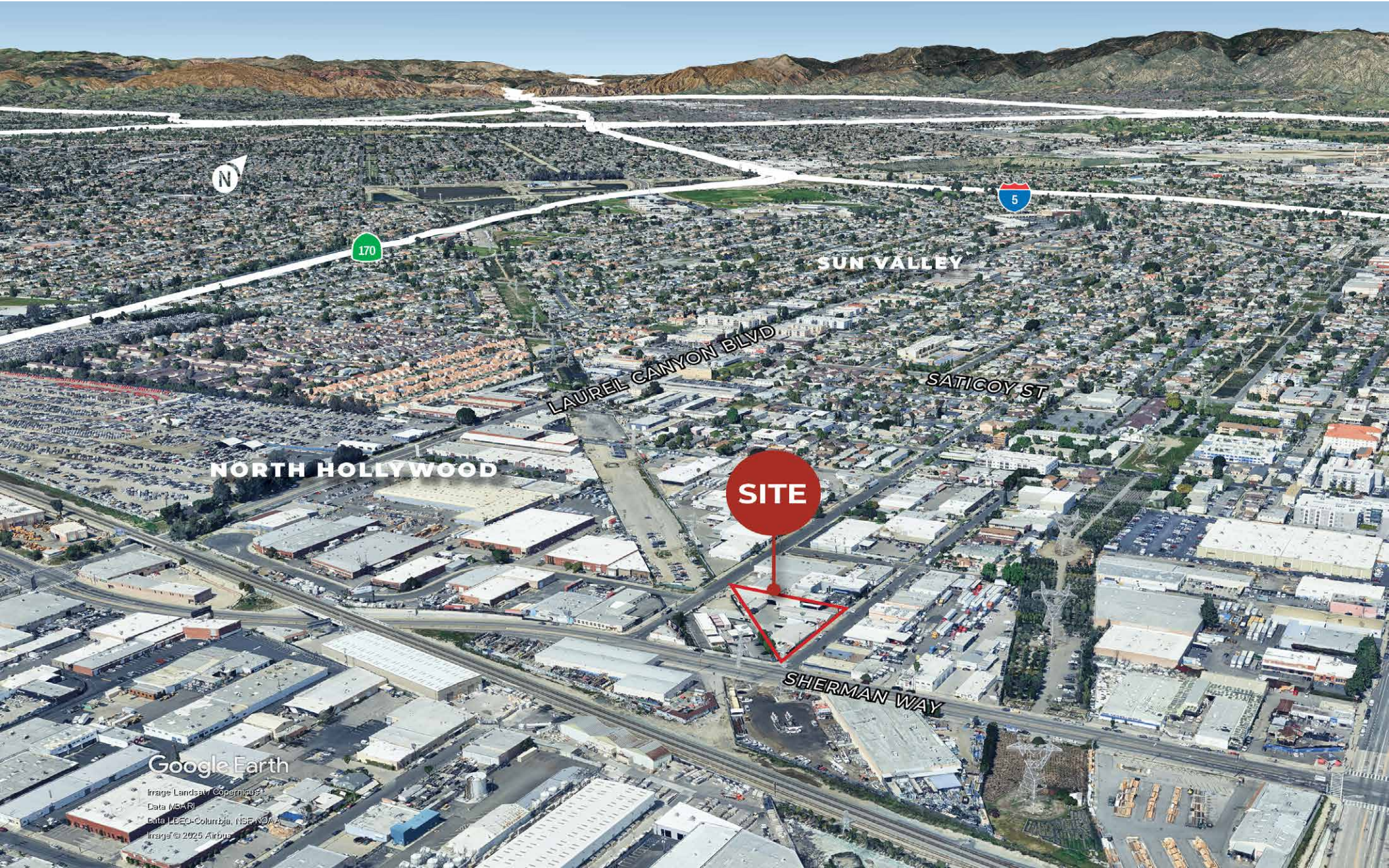
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