

Available SF 27,448 SF

Industrial For Lease

Building Size 27,448 SF


Address: 10725 Vanowen St, North Hollywood, CA 91605

Cross Streets: Vanowen St/Riverton Ave

 Free Standing Building
 M2 Zoning - Heavy Power
 Fenced Yard - Truck Well - Fire Sprinklers
 Shop Heating & Cooling

Lease Rate/Mo: \$39,800
Lease Rate/SF: \$1.45
Lease Type: Gross
Available SF: 27,448 SF
Minimum SF: 27,448 SF
Prop Lot Size: POL
Term: 5 Years w/Annual Increase
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$67,112 / 2024
Yard: Fenced
Zoning: M2

Sprinklered: Yes
Clear Height: 16'
GL Doors/Dim: 1 / 12'x12'
DH Doors/Dim: 1 / 12'x12'
A: 1600 V: 277/480 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1977
Whse HVAC: Yes
Parking Spaces: 55 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Mixed Use

Office SF / #: 3,400 SF / 12
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: East SFV
APN#: 2466-017-026

Listing Company: Delphi Business Properties, Inc.

Agents: [Ross Thomas, SIOR 818-207-7878](#), [Adam Stout 626-437-4955](#)
Listing #: 43860647

Listing Date: 11/18/2025

FTCF: CB000N000S000/A0AA

Notes: Call brokers for commission information.