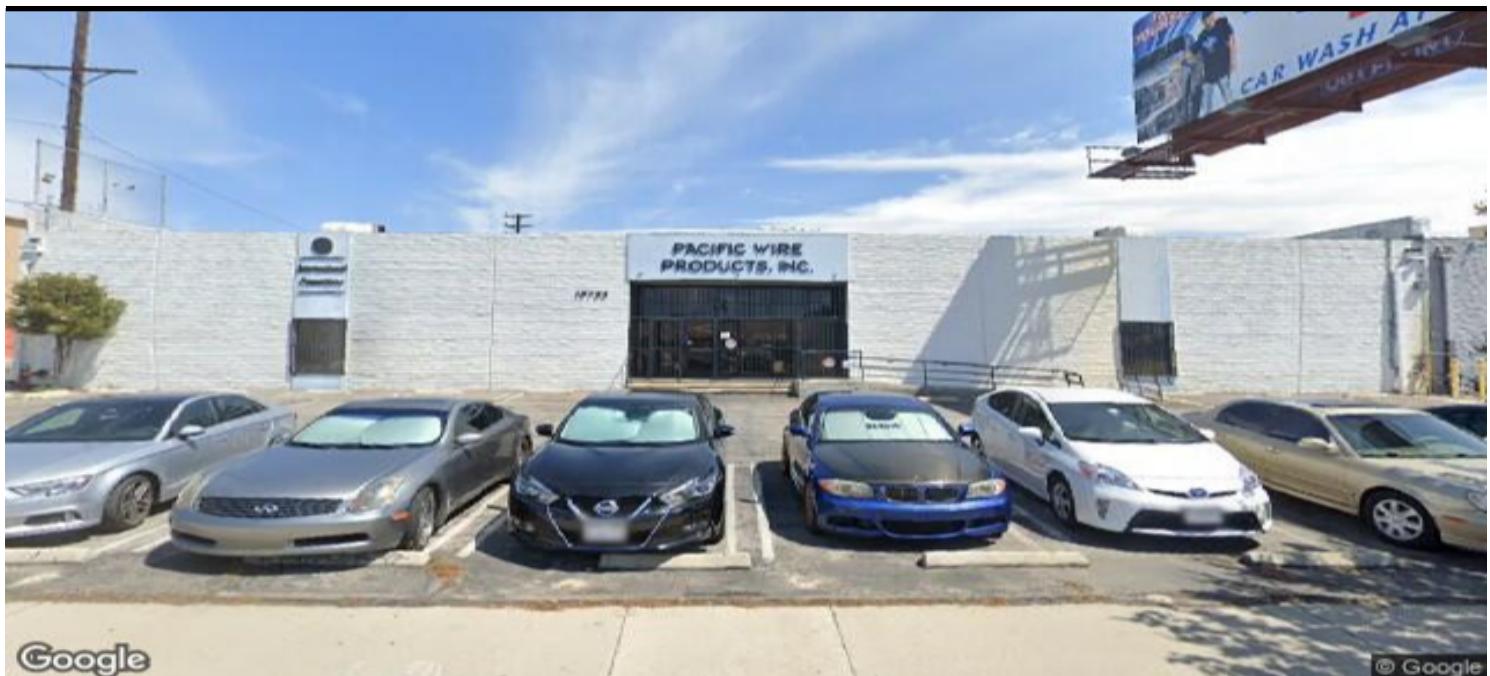


Available SF 27,448 SF

Industrial For Lease

Building Size 27,448 SF



Google

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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	Sprinklered:	Yes	Office SF / #:	3,400 SF / 12
Lease Rate/SF:	\$1.45	Clear Height:	16'	Restrooms:	6
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	27,448 SF	DH Doors/Dim:	1 / 12'x12'	Finished Ofc Mezz:	0 SF
Minimum SF:	27,448 SF	A: 1600 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	5 Years w/Annual Increase	Const Status/Year Blt:	Existing / 1977	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	55 / Ratio: 2.0:1	Vacant:	Yes
Taxes:	\$67,112 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Mixed Use	Market/Submarket:	East SFV
Zoning:	M2			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/AOAA
Notes:	Call brokers for commission information.				