

Available SF 5,250 SF

Industrial For Lease

Building Size 19,250 SF



Address: 13161 Sherman Way, Unit A, North Hollywood, CA 91605

Cross Streets: Ethel Ave/Sherman Way

Multi-Tenant Building
Front Unit
Main Street Visibility
High Traffic Count
Close to 170 Fwy

Lease Rate/Mo: \$9,450
Lease Rate/SF: \$1.80
Lease Type: Gross
Available SF: 5,250 SF
Minimum SF: 5,250 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: CM-1

Sprinklered: No
Clear Height: 11'
GL Doors/Dim: 1 / 15'x9'11"
DH Doors/Dim: 0
A: 400 V: 240 Q: 3 W: 3
Construction Type: Concrete
Const Status/Year Blt: Existing / 1958
Whse HVAC: No
Parking Spaces: 11 / **Ratio:** 2.1:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,500 SF
Restrooms:
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#: 2327003029

Listing Company: MacLeod & Company
Agents: [Jean Carlo Castillo 949-413-9396](mailto:jc@macleodco.com)
Listing #: 42250500
Notes: Call broker for commission information.

Listing Date: 03/28/2025

FTCF: CB000N000S000



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