

Available SF 650 SF Industrial For Lease Building Size 10,513 SF

**Address:** 8235 Lankershim Blvd., Unit M, North Hollywood, CA 91605  
**Cross Streets:** Lankershim Blvd/Roscoe Blvd

Great North Hollywood Location  
 Gated Complex  
 Nice Small Unit

<b>Lease Rate/Mo:</b>	\$1,395	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	0 SF
<b>Lease Rate/SF:</b>	\$2.15	<b>Clear Height:</b>	15'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Gross / Op. Ex: \$0.100	<b>GL Doors/Dim:</b>	1 / 10'x12.5'	<b>Office HVAC:</b>	None
<b>Available SF:</b>	650 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	650 SF	<b>A: 100 V: 240 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3 Years w/ Annual Inc.	<b>Const Status/Year Blt:</b>	Existing / 2003	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	11/01/24
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 1 / Ratio: 1.54:1,000</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$33,161 / 2024	<b>Rail Service:</b>	No	<b>To Show:</b>	Call Broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Mixed Use	<b>Market/Submarket:</b>	East SFV
<b>Zoning:</b>	M1			<b>APN#:</b>	2310-006-006

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** Adam Stout (Adam@go2delphi.com) 626-437-4955 & Ross Thomas (Ross.Thomas@Go2Delphi.com) 818-780-7878  
**Listing #:** AIR CRE Use Only **Listing Date:** AIR CRE Use Only **FTCF:** Ross T  
**Notes:** Taxes listed are on entire complex. All information contained herein is estimated and must be independently verified.