



For Sale

20,000 SF - Two Industrial Buildings

6846-6856 Tujunga Ave
North Hollywood, CA 91605



Accelerating success.

David Harding

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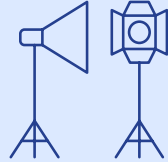
505 N Brand Blvd
Suite 1120
Glendale, CA 91203

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Building Highlights



Close Proximity to 5 & 170 Freeway



Close to Studios



Major Street Frontage, Parking Along Tujunga



Desirable Burbank-Adjacent Location

Available SF	20,000
Lot Size	0.81 AC / 35,491 SF
Sale Price	\$5,700,000
Sale Price/SF	\$285.00
Clear Height	11' - 12'
GL Doors / Dim	6 / (3) 10'x10'; (2) 12'x10'; (1) 12'x11'
Power	1800A, 120/208V, 3Ph
Parking Spaces / Ratio	40 / 2.0:1
Office SF	1,640
Restrooms	5
Yard	Yes
Year Built	1954
Zoning	M2
APNs	2319-006-001, 2319-006-002
To Show	Call Agent

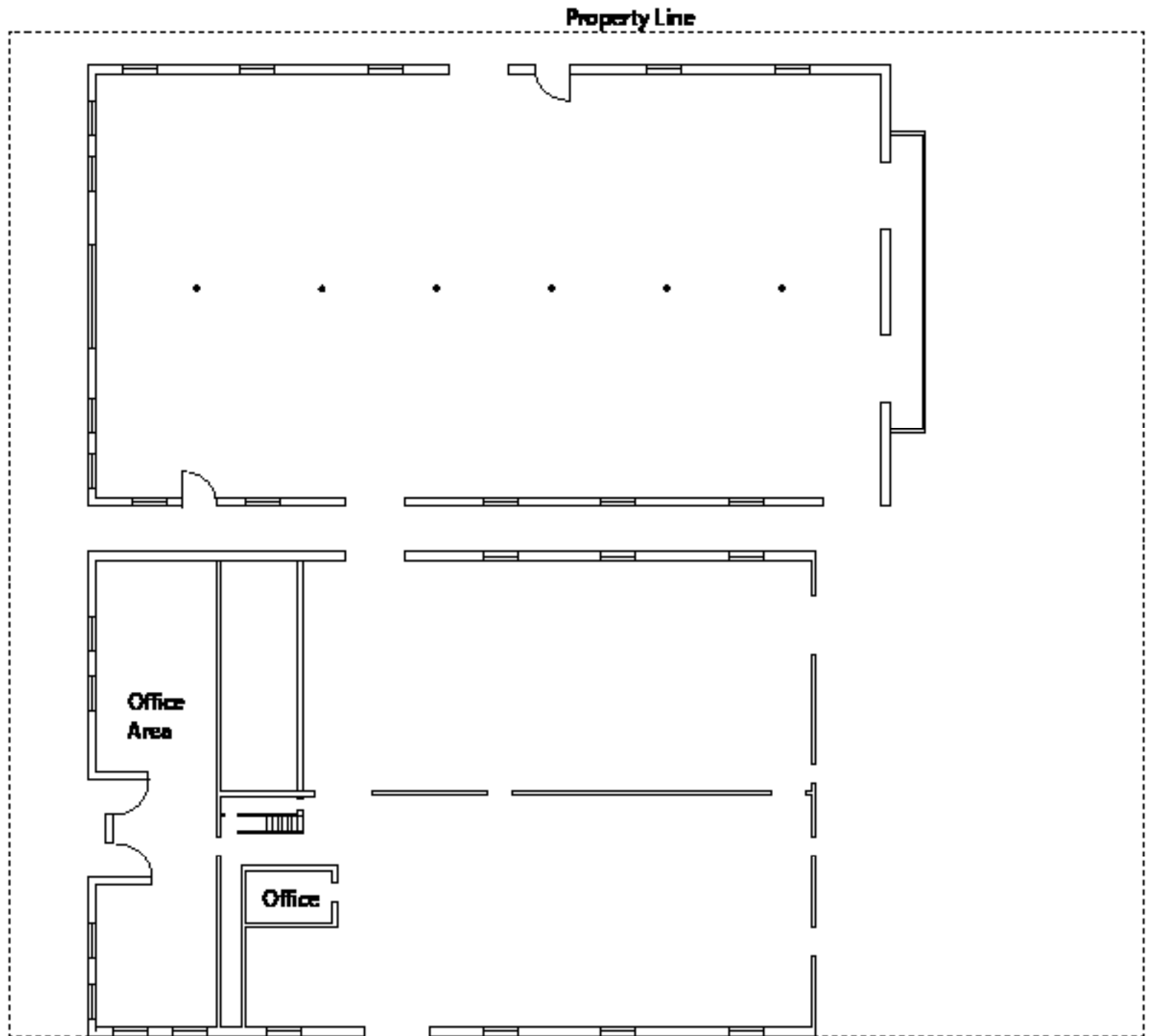


Notes: Estimated power at 6856 Tujunga: 1200A, 120/208V. Estimated power at 6846 Tujunga power is 600A. Parking is estimated. Quoted electrical service based on power panel info. Buyer to verify service w/ licensed electrician & confirm zoning allows use.

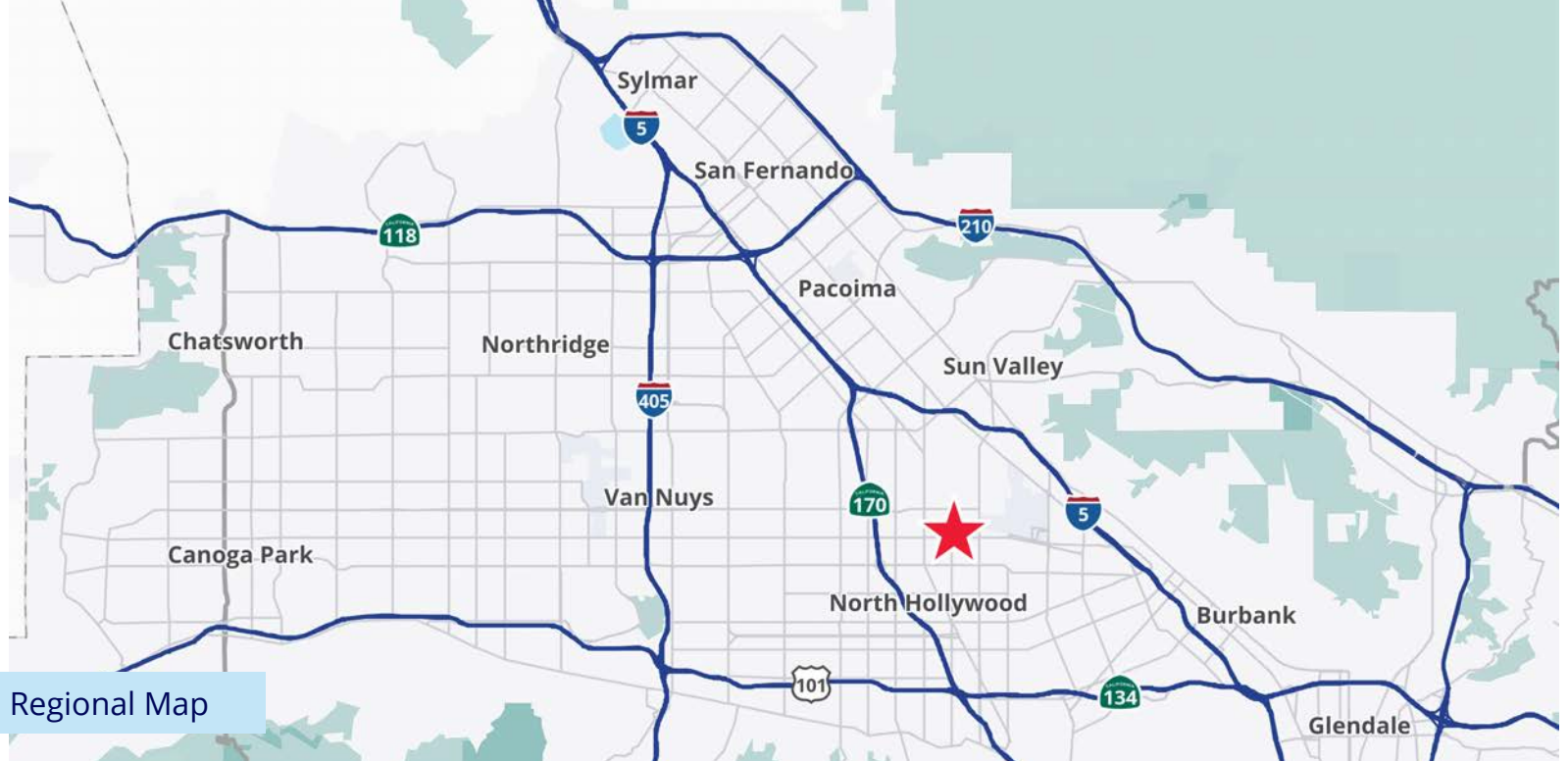
Photos



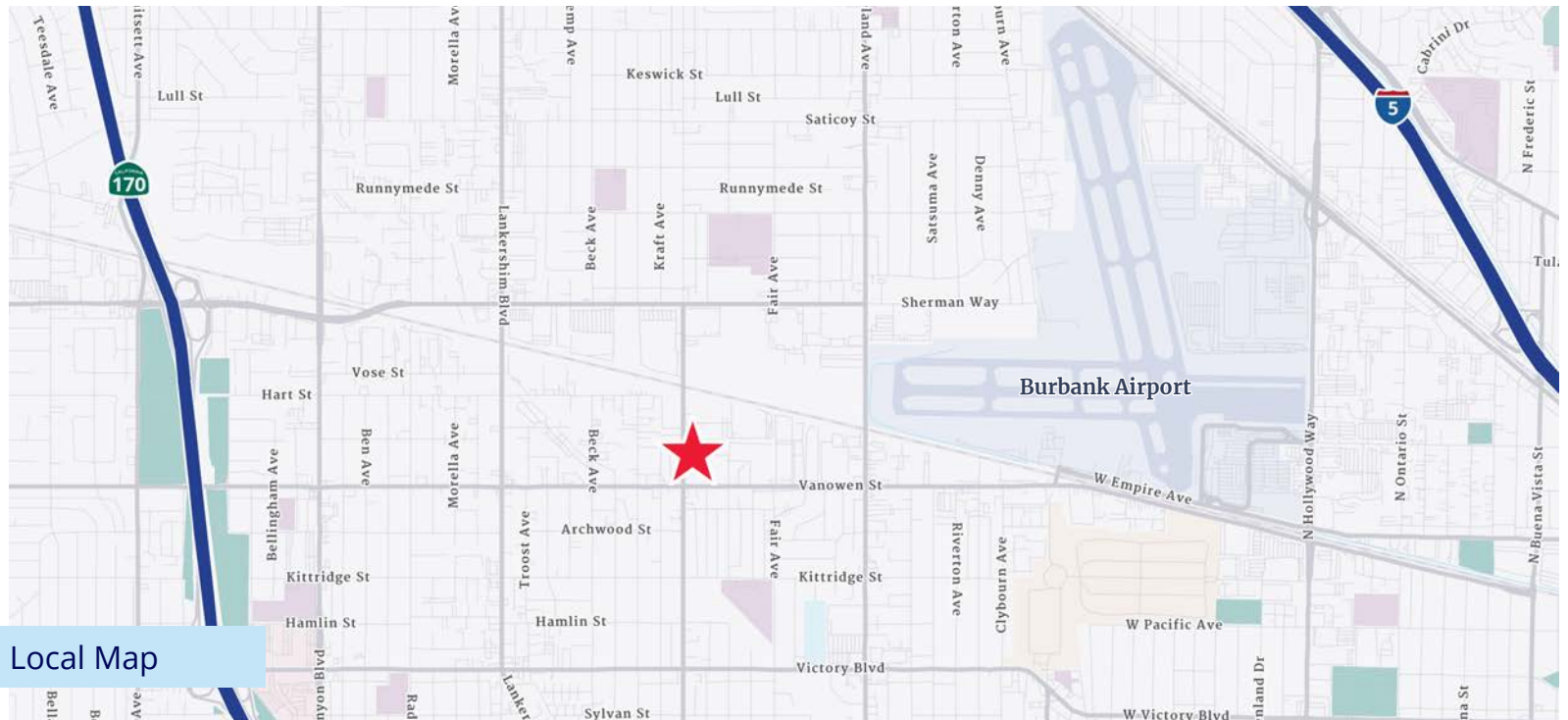
Layout



Location Maps



Regional Map



Local Map



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Contact Info

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