



19731
NORDHOFF ST

*65,000 SF Freestanding
Industrial/Manufacturing
Building W/ Heavy Power*

NORTHRIDGE, CA 91324



Property Details

ADDRESS	19731 Nordhoff St, Northridge
BUILDING SIZE	65,000 SF
OFFICE	9,500 SF / 14%
POWER	1,200 Amps 3 Phase 277/480V
SPRINKLERS	Yes
DOCK DOORS	3 Dock Doors (2 Dock Levelers)
GRADE DOORS	3 Grade Doors
CLEAR HEIGHT	17' Minimum
PARKING	±126 Spaces (1.94/1,000 SF)
HVAC	Warehouse Heaters & Swamp Coolers
YEAR BUILT	1979
SUBLEASE	Through June 30th, 2027

65,000
BUILDING SF

\$0.95
LEASE RATE (GROSS)

PROPERTY HIGHLIGHTS

Size & Scale: 65,000 SF industrial facility situated on a massive 3.09-acre lot (20% site coverage), offering rare, expansive yard space for parking, storage, or staging.

Manufacturing: Heavy Power infrastructure featuring conduit-fed, distributed electrical drops and compressed air lines throughout the production area

Prime Access: Located in the heart of the San Fernando Valley industrial corridor; 1.6 miles to the Northridge Metrolink and minutes from the 118, 405, and 101 Freeways.

Retail Convenience: Walking distance to Northridge Plaza (Target, Starbucks), providing high-quality amenities for employees.

Flexible Zoning (LAMR2): Clean light-industrial zoning accommodating manufacturing, R&D, and distribution.



LAMR2 – Light Industrial

The LAMR2 Zone is intended to **preserve industrial land for light industrial and non-retail uses**, support employment-focused activity, and allow a range of uses like manufacturing, R&D, and light processing.

USES PERMITTED

Aircraft factory

Bolt or screw thread rolling or cutting

Box factory or cooperage

Brewery

Building materials salvage yard

Carpet or rug manufacturing

Die casting

Electrical equipment manufacturing

Fencing, woven wire, manufacturing

Furniture manufacturing

Planing mill or wholesale lumber yards

Roll forming of metal, cold process

Screw machine products manufacturing

→ [LINK TO ZONING MATRIX](#)

PROPERTY AERIAL



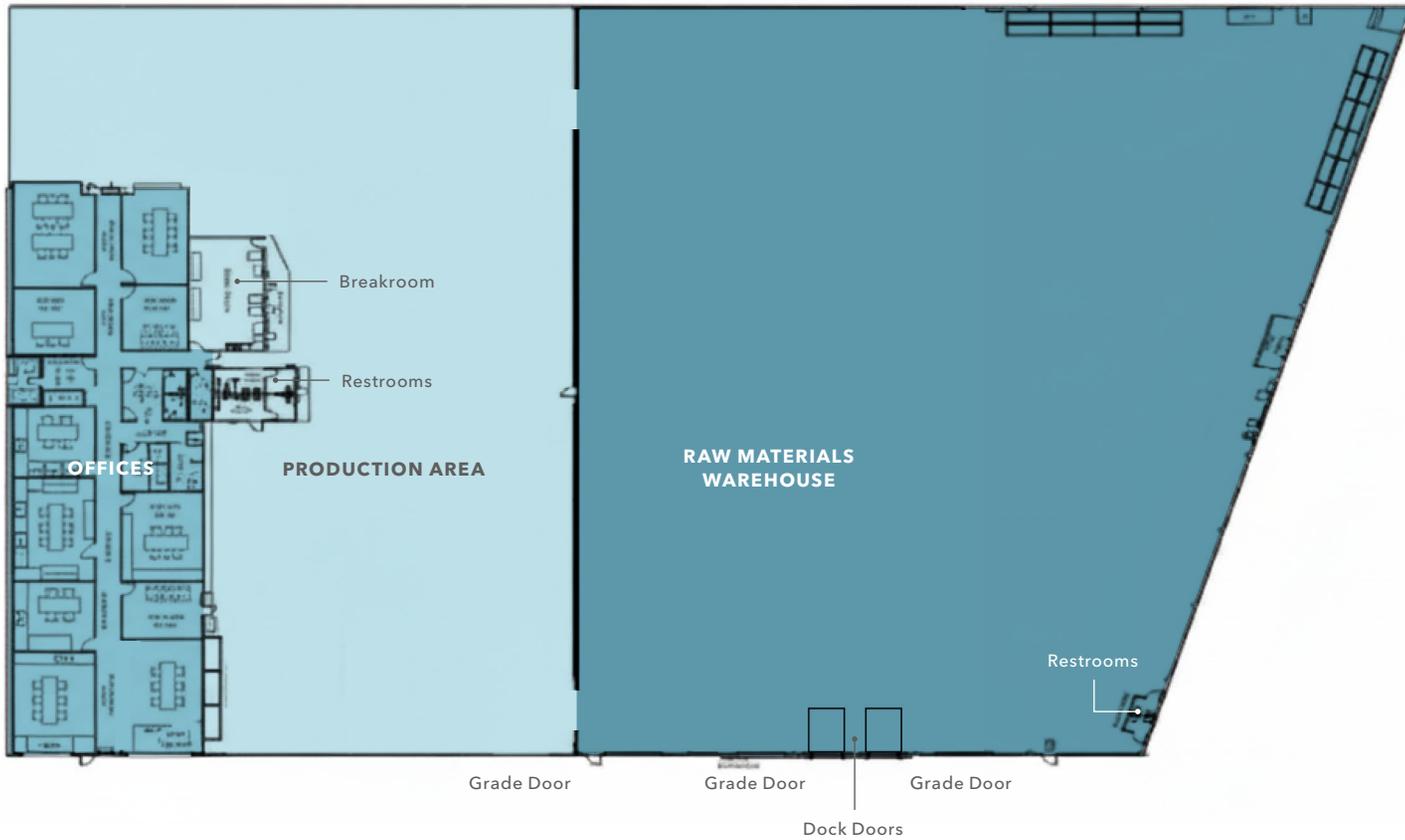
FLOOR PLAN

65,000 SF

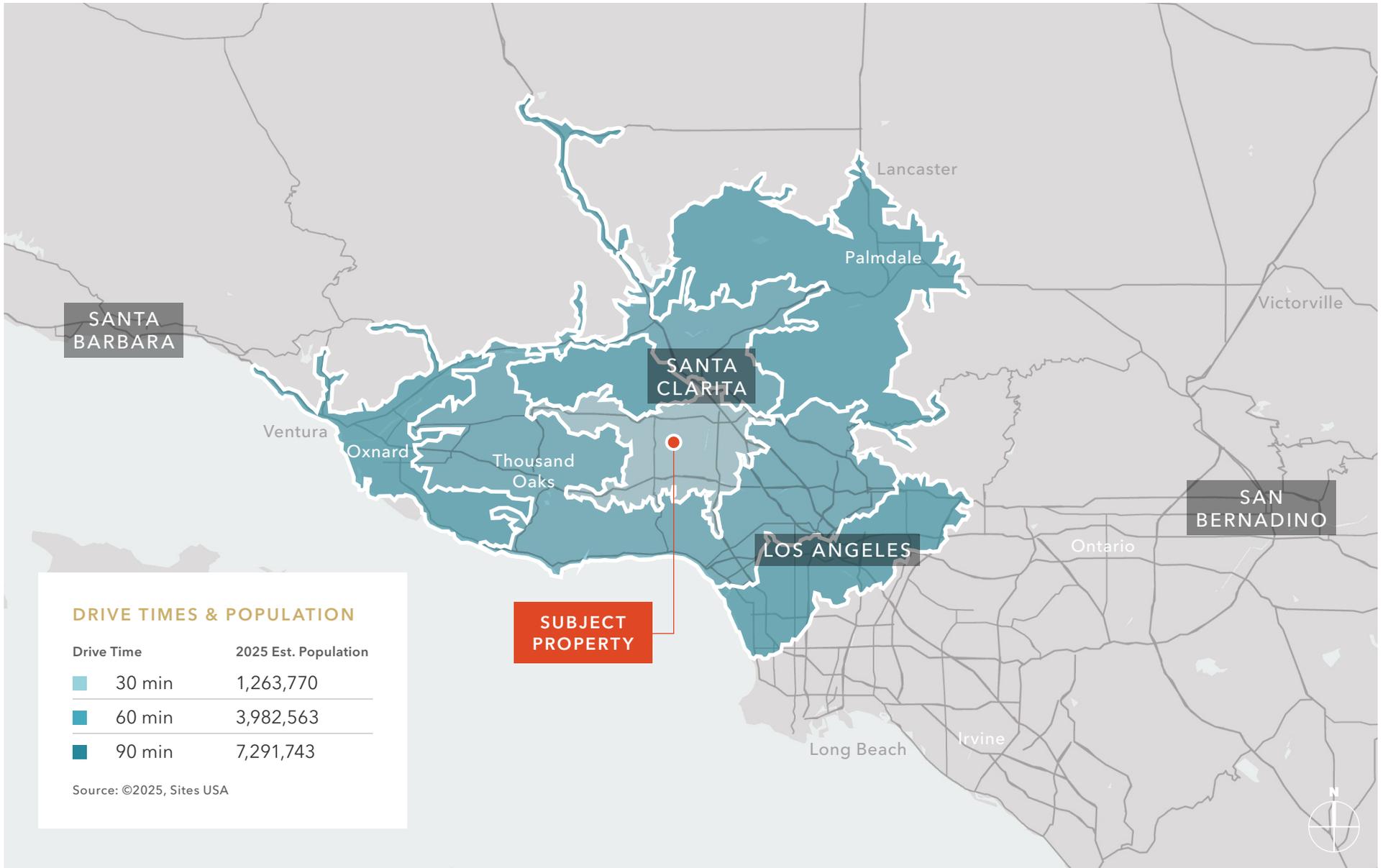
TOTAL BUILDING SF

9,456 SF

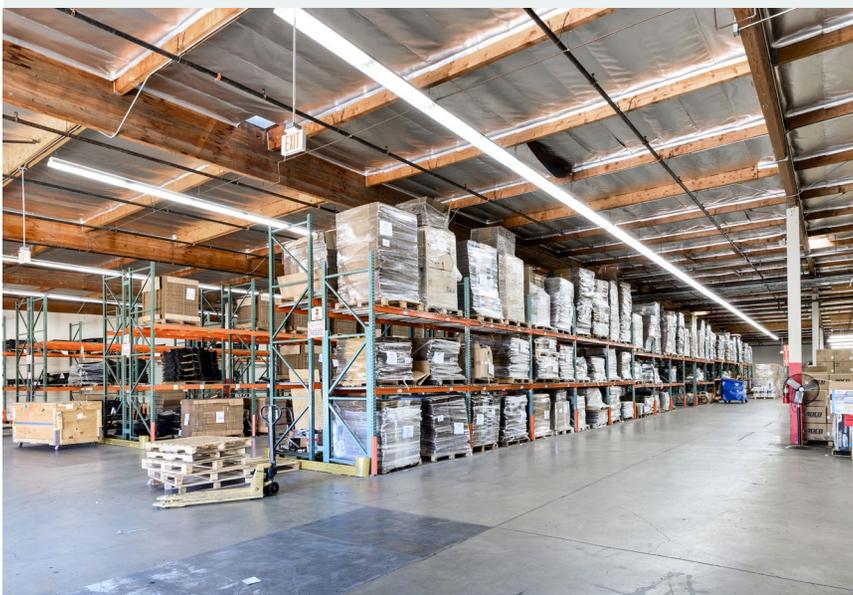
OFFICE















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