

Colliers

For Lease

12,120 SF Industrial Space

6025 Yolanda Ave  
Tarzana, CA 91356



Accelerating success.

Billy Walk

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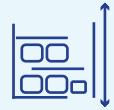
505 N Brand Blvd  
Suite 1120  
Glendale, CA 91203

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# Building Highlights



Clean, Attractive Image Building with Private, Gated Yard



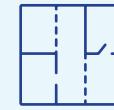
20'-22' Min Clear Height



Oversized Loading Door



Partial HVAC in Warehouse



Flexible Office Layout



Easy Access to 101 & 405 Freeways



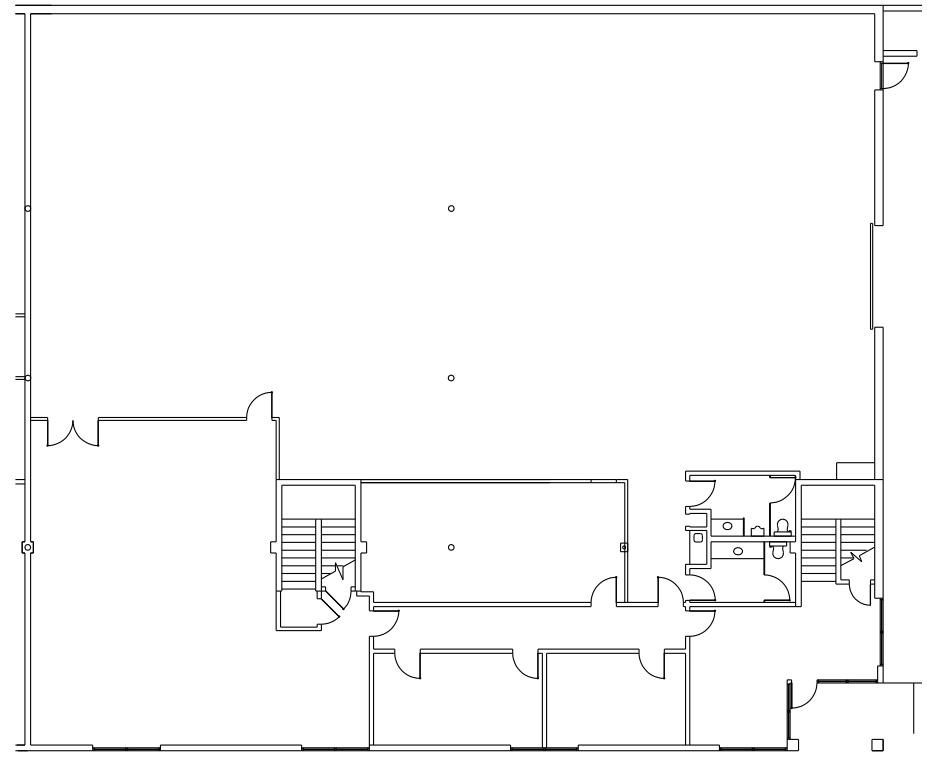
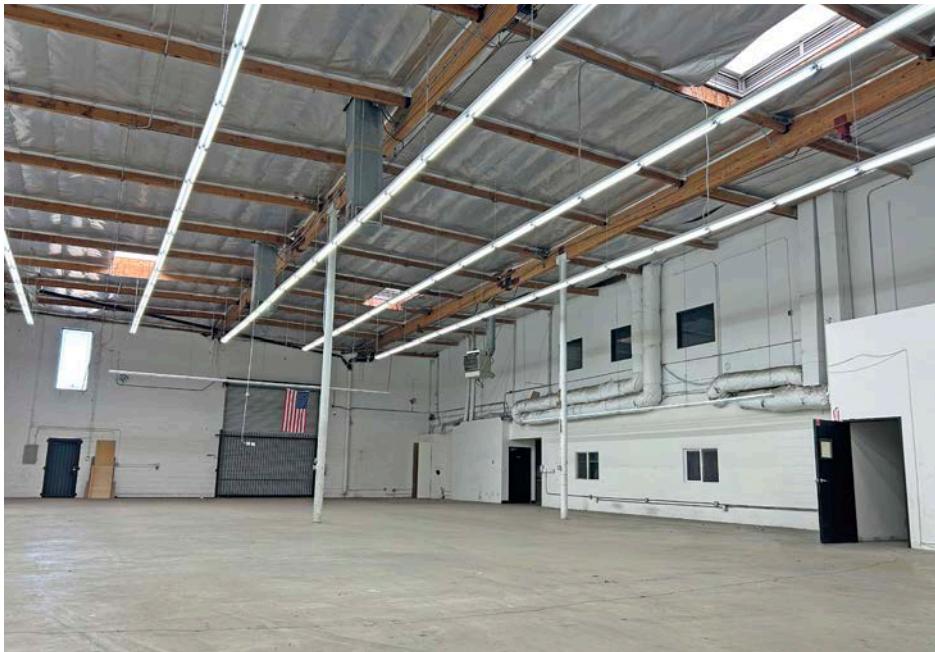
Professionally & Locally Managed

Available SF	12,120 SF
Monthly Rent	\$15,756
Lease Rate PSF	\$1.30 NNN / Op.Ex \$0.30
Clear Height	20'-22'
GL Doors / Dim	1 / 12'x14'
Power	600A, 120/240V, 3Ph, 4W
Parking Spaces / Ratio	17 / 1.4:1
Office SF / #	6,860 / 15
Restrooms	4
Yard	Paved
Zoning	MR1-1
To Show	Call Agent

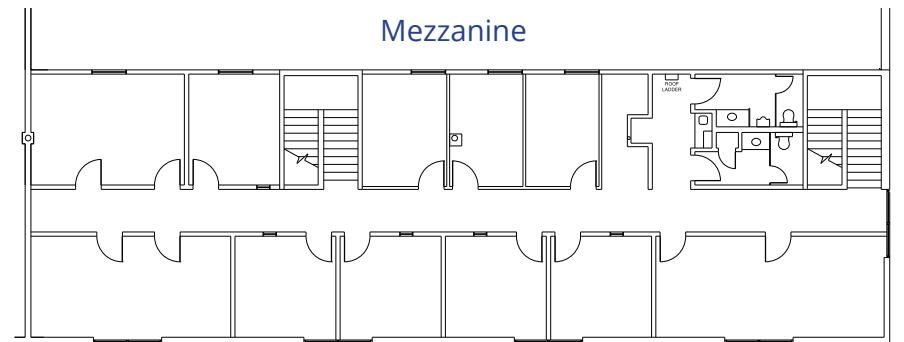


Notes: 2 parking spaces in front of loading door. Call broker re: partial warehouse HVAC. Quoted electrical service based on power panel info. Tenant to verify service with licensed electrician & confirm zoning allows tenant's use before signing lease.

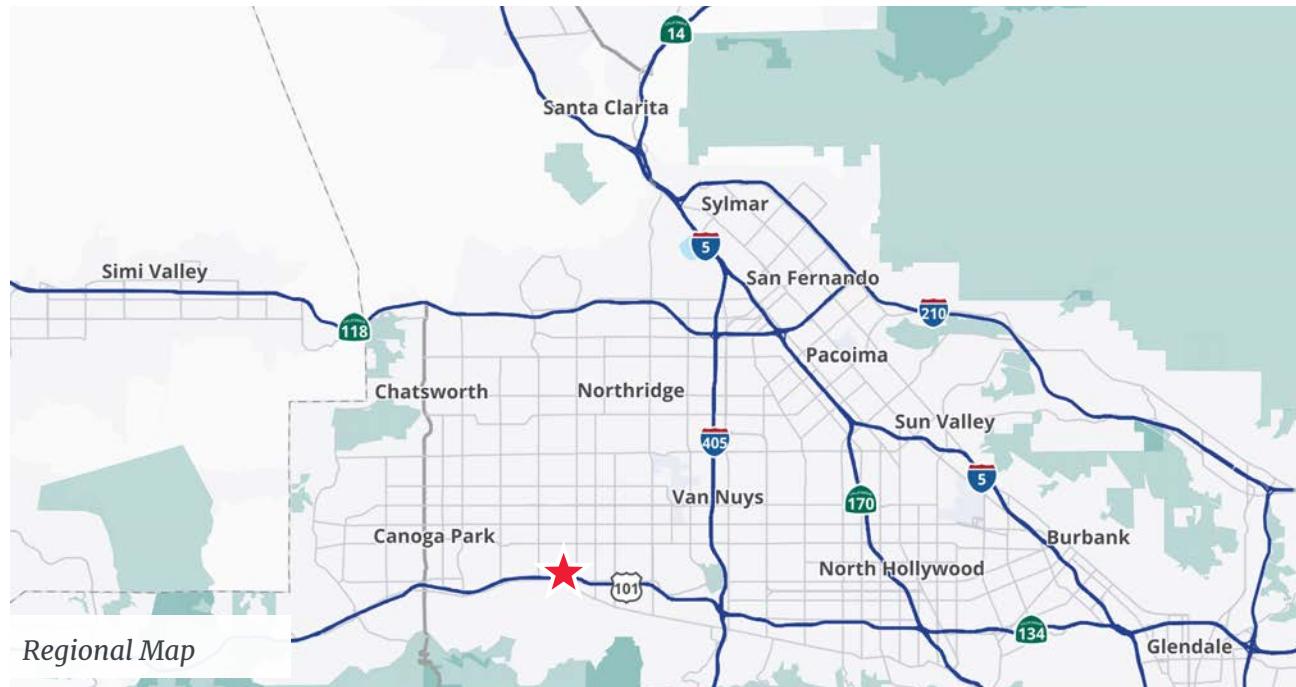
# Photos & Layout



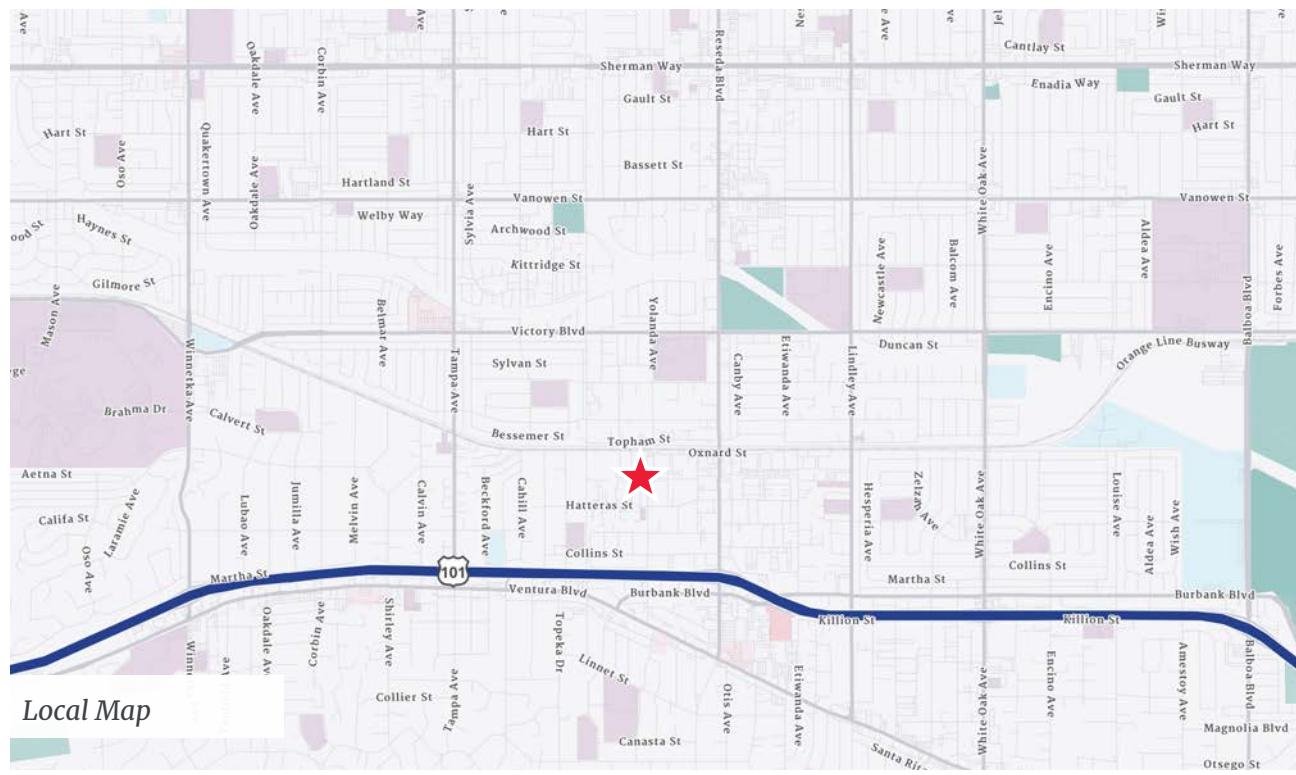
Mezzanine



# Location Maps



Regional Map



Local Map



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#### Contact Info

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