



For Lease

12,120 SF Industrial Space

6025 Yolanda Ave
Tarzana, CA 91356



Accelerating success.

Billy Walk

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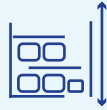
505 N Brand Blvd
Suite 1120
Glendale, CA 91203

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Building Highlights



Clean, Attractive
Image Building with
Private, Gated Yard



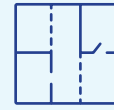
20'-22' Min
Clear Height



Oversized
Loading Door



Partial HVAC in
Warehouse



Flexible Office
Layout



Easy Access to
101 & 405 Freeways



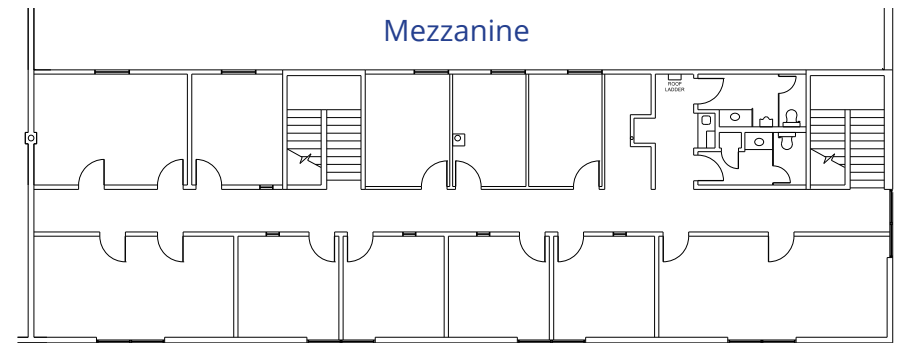
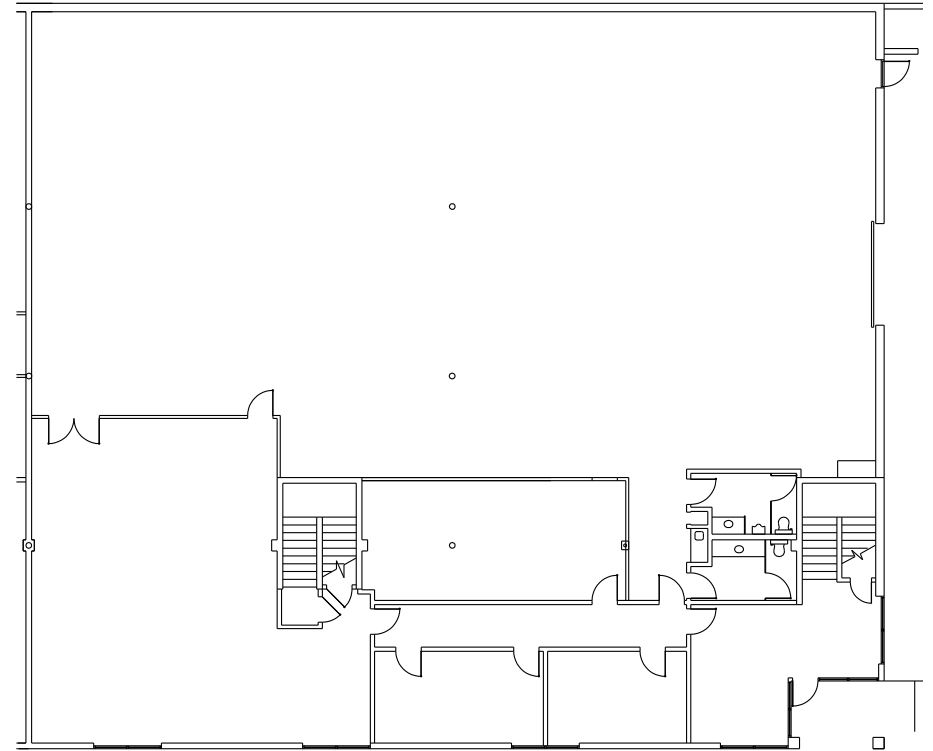
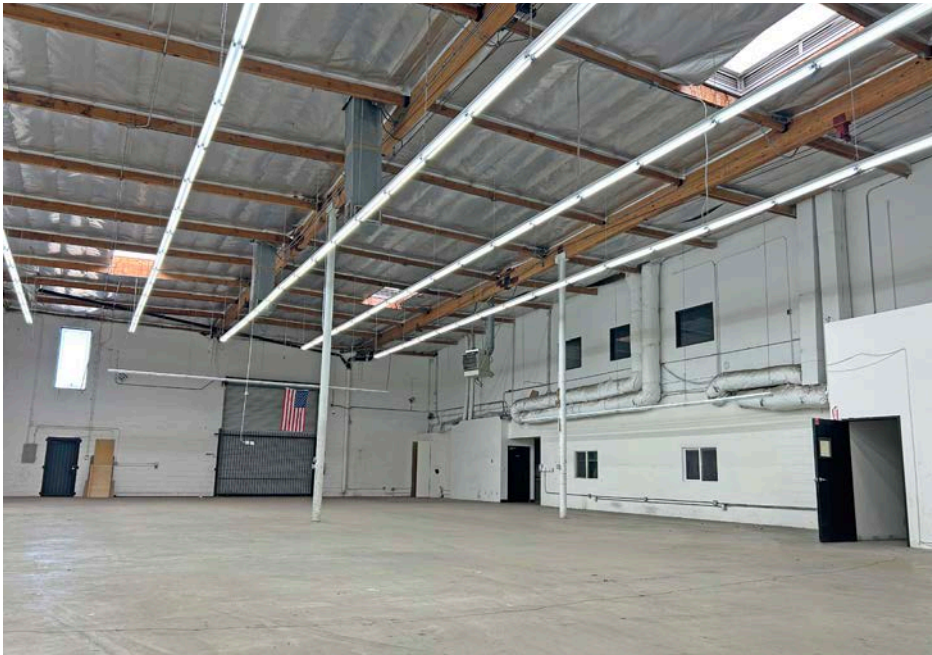
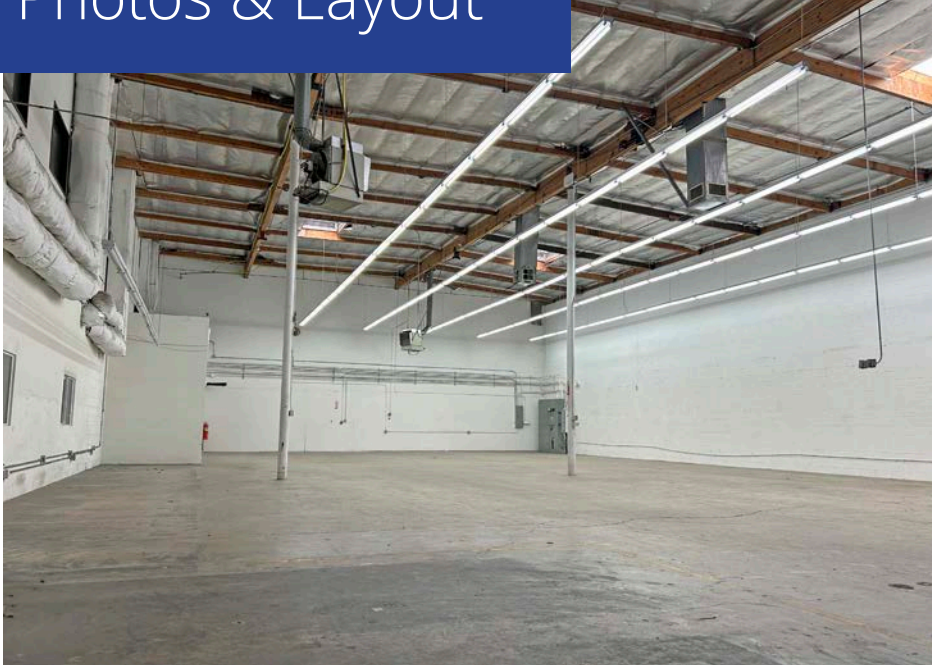
Professionally &
Locally Managed

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

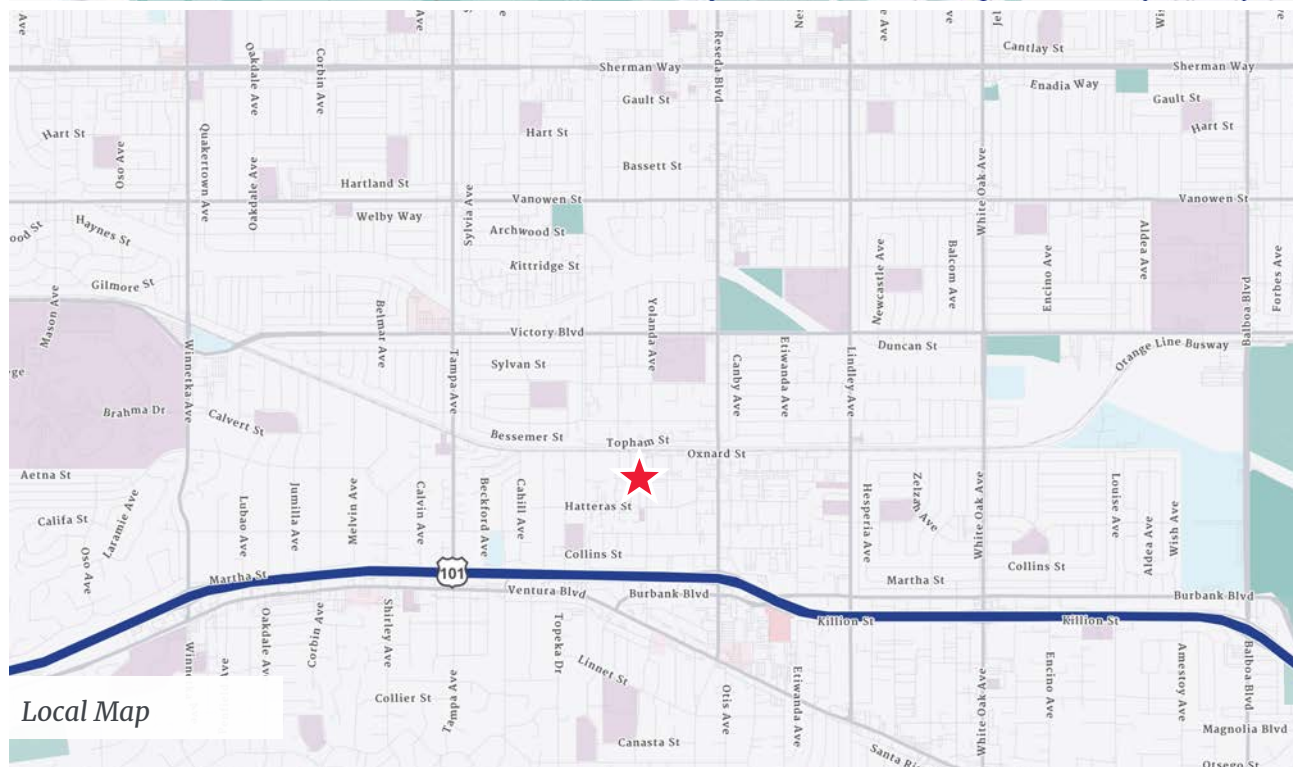
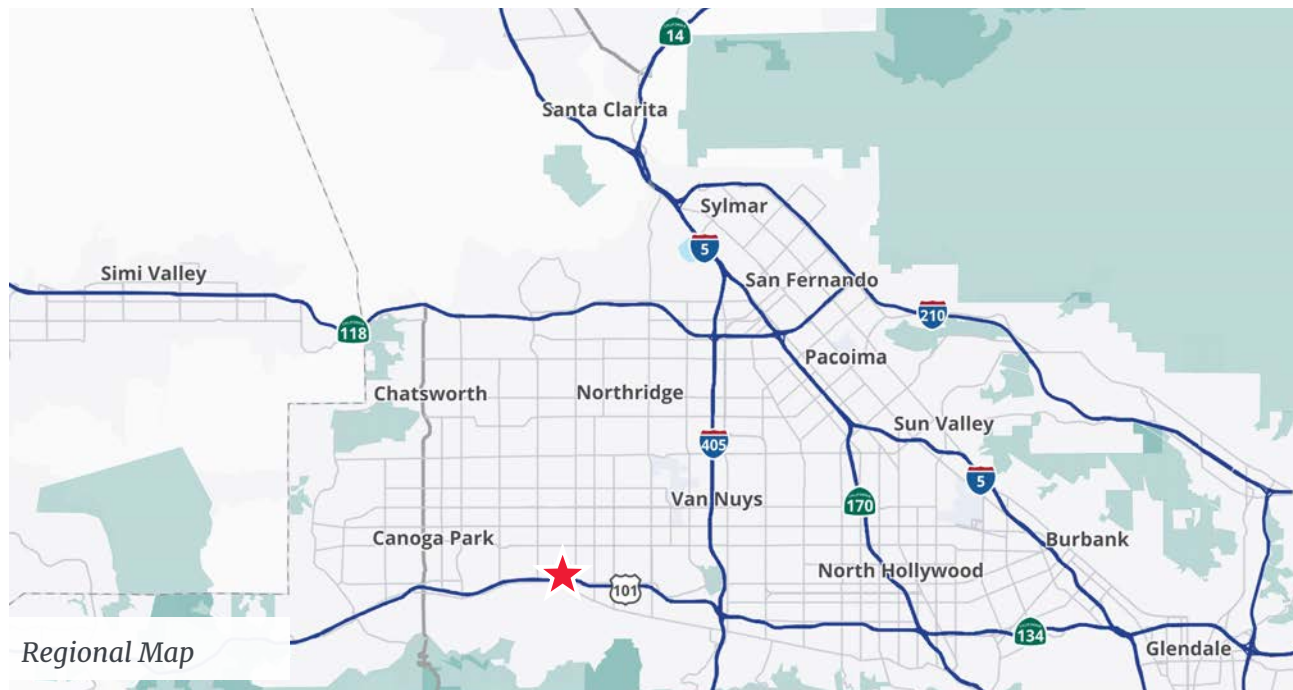


Notes: 2 parking spaces in front of loading door. Call broker re: partial warehouse HVAC. Quoted electrical service based on power panel info. Tenant to verify service with licensed electrician & confirm zoning allows tenant's use before signing lease.

Photos & Layout



Location Maps





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Contact Info

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