

*FOR LEASE*

*13330 Raymer Street, North Hollywood, CA*



LEASE RATE: \$1.75 NET

PLEASE CONTACT: GREGORY BARSAMIAN

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Lic. 00873206

## PROPERTY DESCRIPTION

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*15350 Raymer Street is strategically located approximately a mile drive from the 170 freeway. The property is close to major entertainment studios such as Disney, Warner Brothers and Universal.*

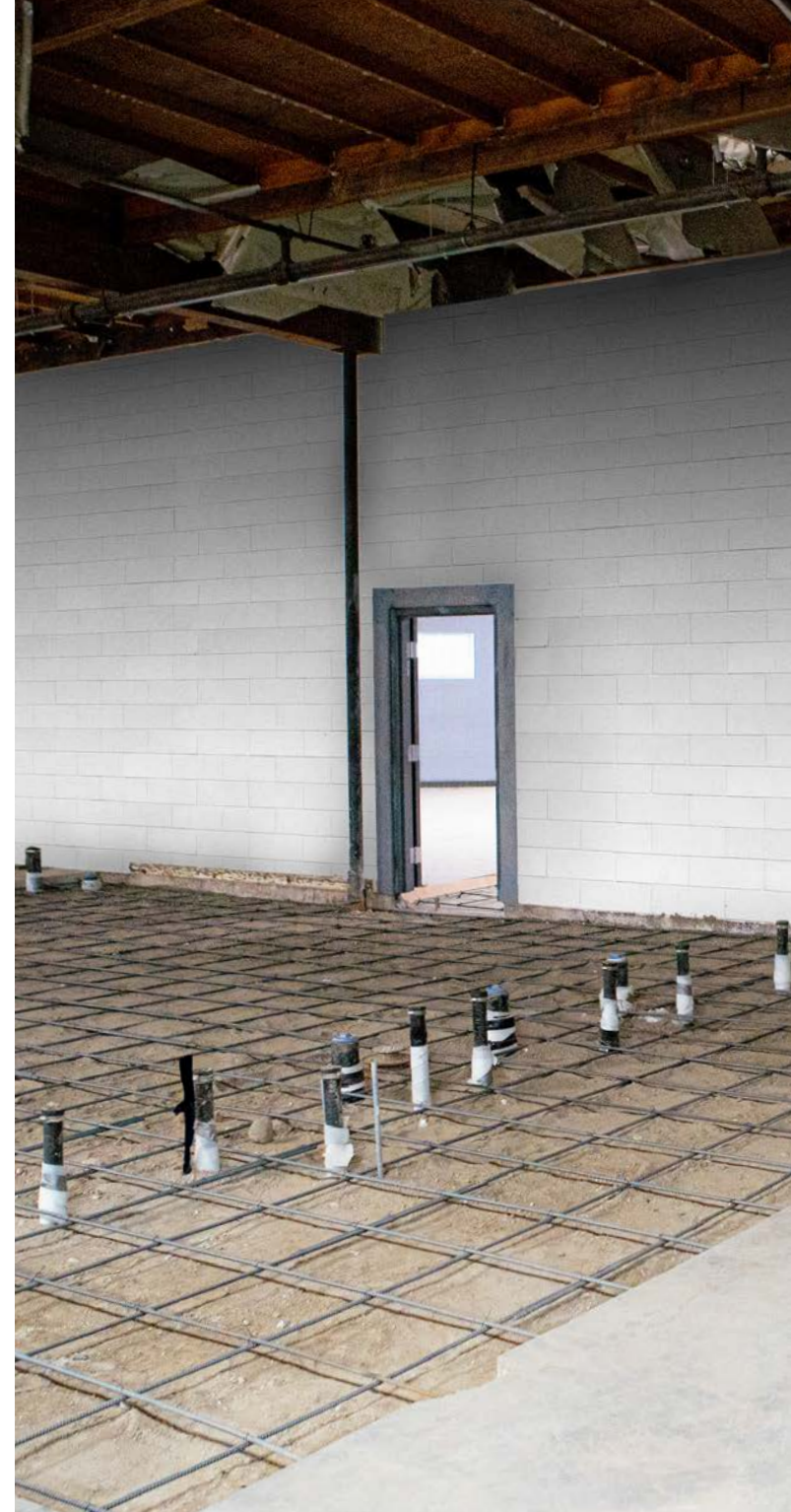
The property is fully fenced with solid steel fencing and motorized gates for maximum security. This highly secure location is central to many restaurants and retail, as well as a variety of desired amenities. Once the renovations are completed; the property will have a new cool roof, new restrooms, new skylights, LED lighting and much more.

### **SITE FEATURES**

- Soon to be completely refurbished manufacturing building
- Power distribution and improvements may be completed to suit
- Fully fenced and secured facility

### **UPGRADES**

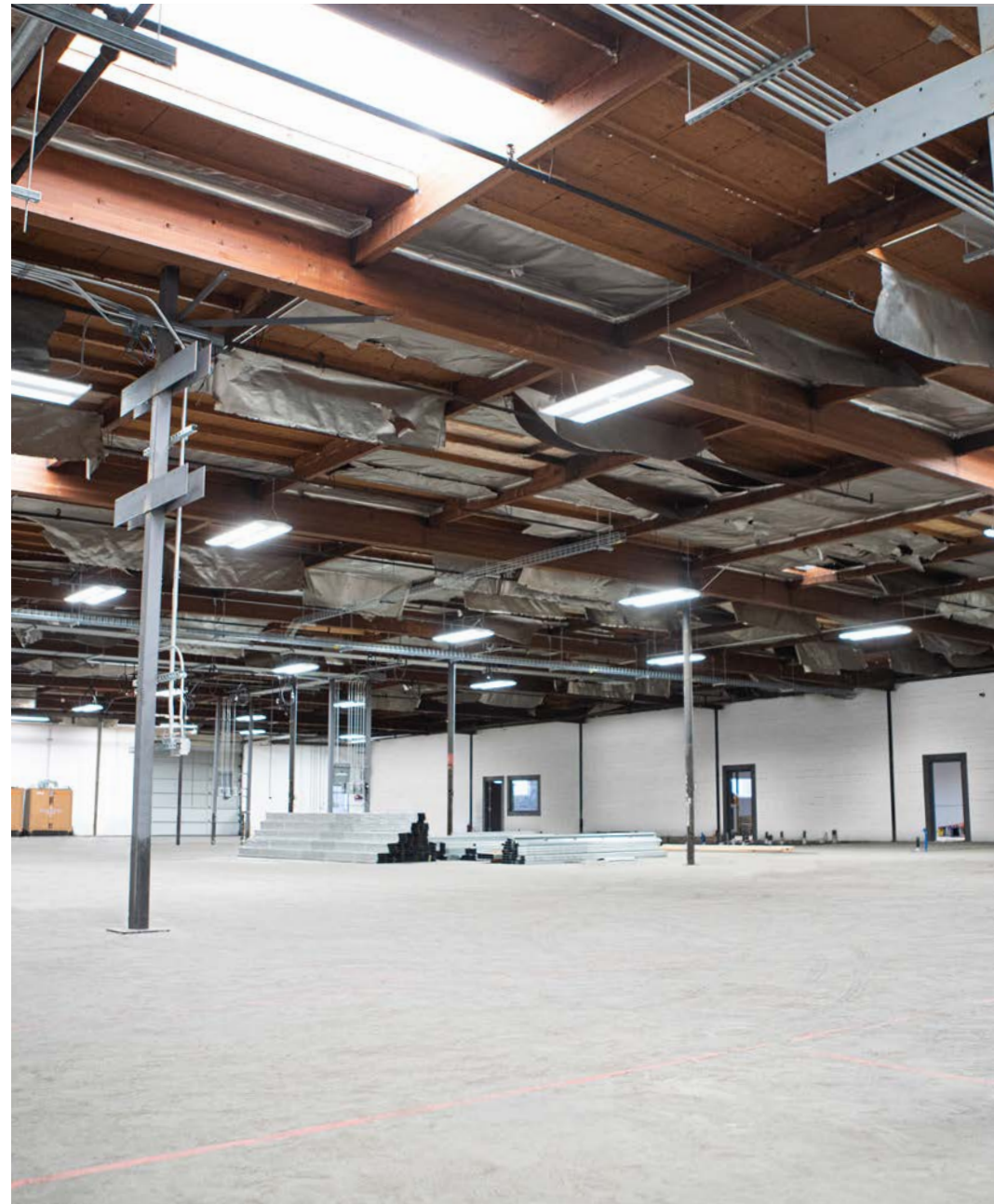
- New cool roof
- New restrooms
- New 1,800-amp 480 volt service
- New paint inside and out
- New skylights
- New LED lighting throughout



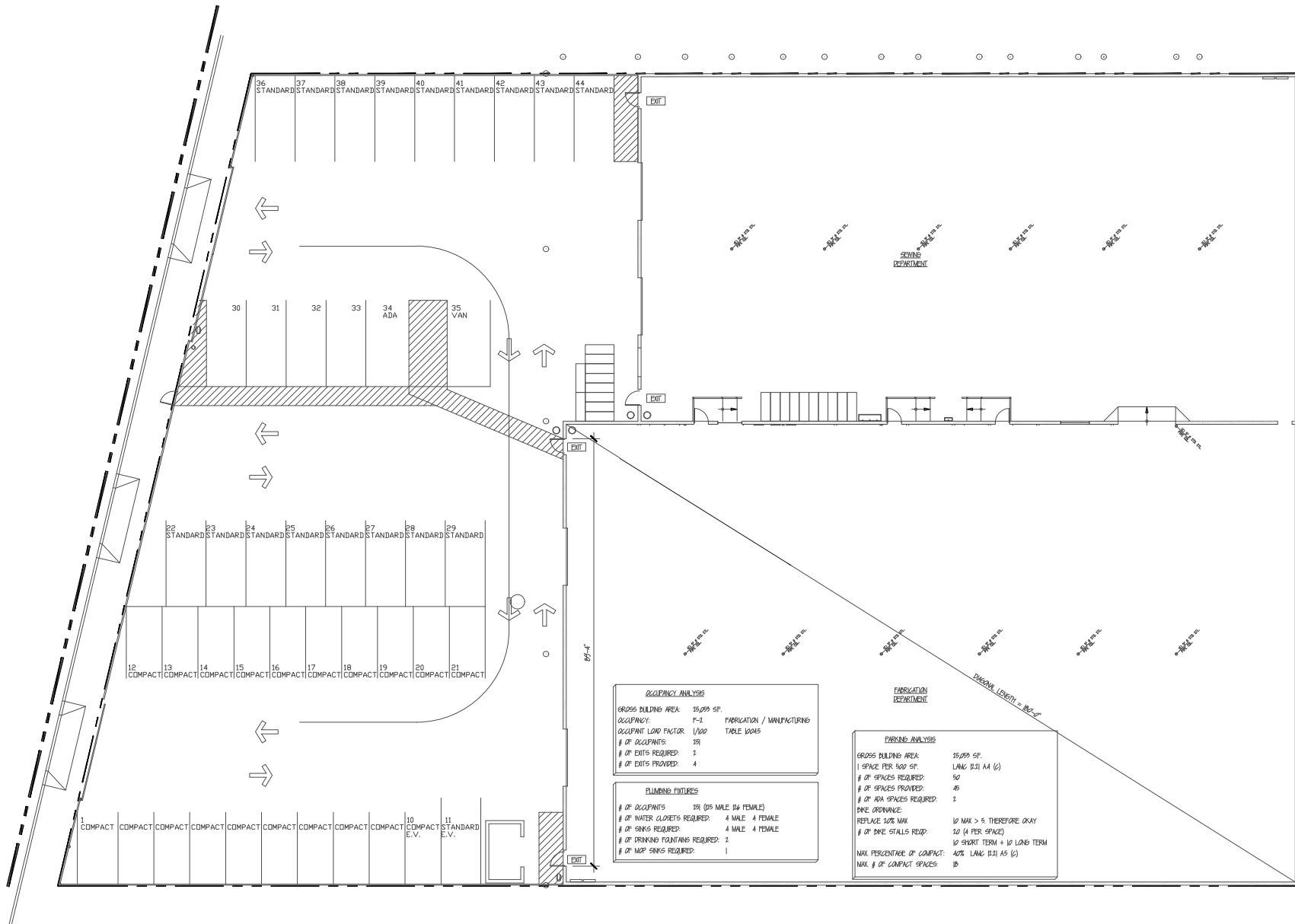
# PROPERTY INFORMATION

## BUILDING FEATURES

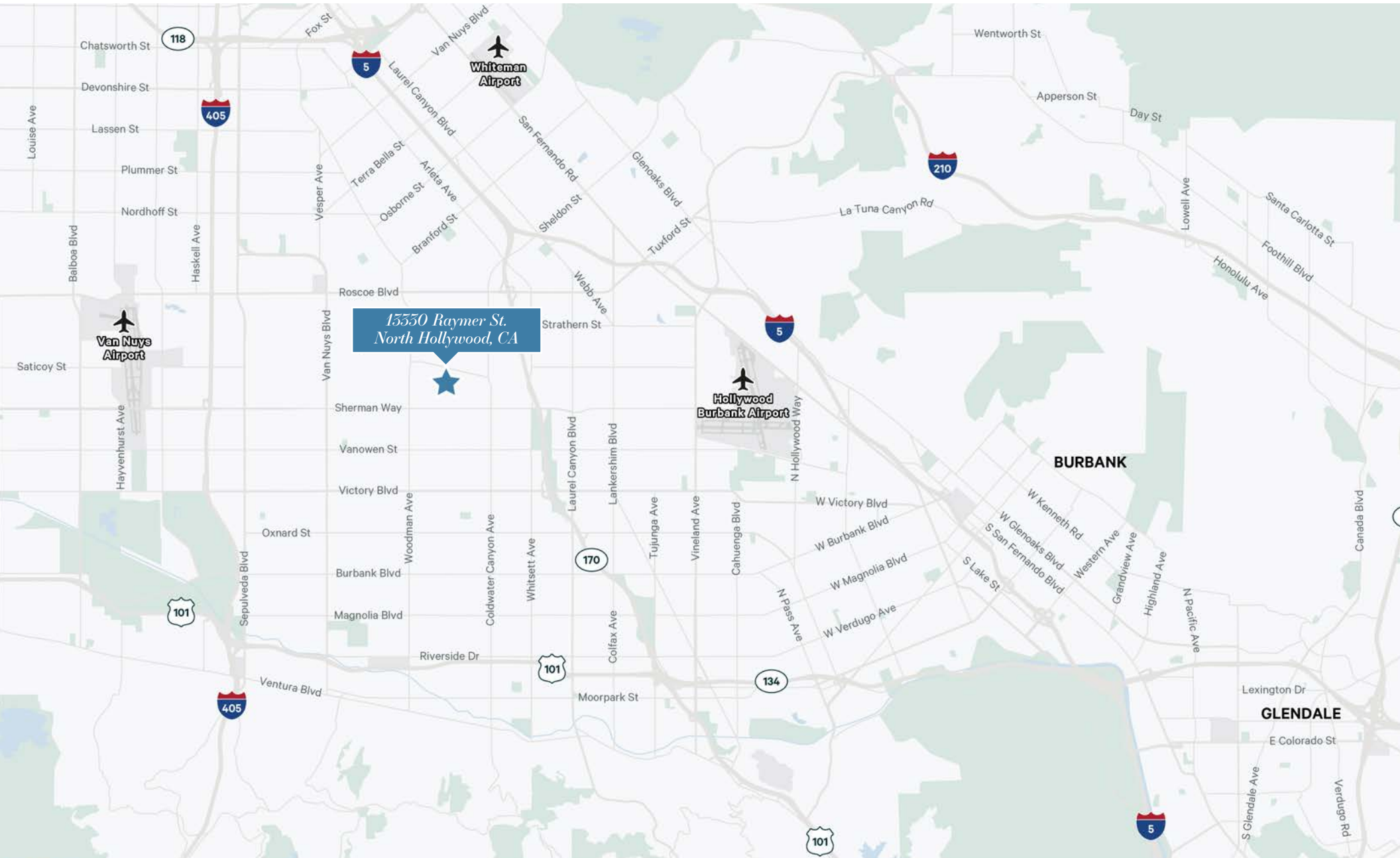
<b>Type</b>	Distribution/Warehouse/Manufacturing
<b>RBA</b>	25,053 SF
<b>APN</b>	2328-029-021
<b>Lot Size</b>	0.94
<b>Industrial space</b>	24,298 SF   97.0%
<b>Office Space</b>	To Suit
<b>Year Built</b>	1967   Renovated 2022
<b>Ceiling Heigh</b>	12'
<b>Drive Ins</b>	4
<b>Parking Spaces</b>	44
<b>Construction</b>	Concrete Block
<b>Power</b>	1,800 a/480v 4w
<b>Zoning</b>	M2



# SITE PLAN



# REGIONAL MAP



*15550 Raymer St.  
North Hollywood, CA*

Icon	Distance
	1.3 Miles
	3.3 Miles
	2.8 Miles
	3.8 Miles
	5.7 Miles
	4.5 Miles
	5.2 Miles
	5.3 Miles
	23.9 Miles

# *13330 Raymer Street North Hollywood, CA*

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## PLEASE CONTACT:

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