



For Lease

12222 Sherman Way North Hollywood, CA 91605

48,204 SF Industrial Building

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Billy Walk
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Building Highlights



Coveted Frontage Along Major Thoroughfare Sherman Way



Spacious Fenced, Paved Rear Yard



Ground Level and Dock High Loading



Immediate Access to 170 Freeway

Available SF	48,204
Monthly Rent	\$71,824
Lease Rate/SF	\$1.49 NNN / Op.Ex. \$0.38
Clear Height	16'-18'
DH Doors / Dim	2 (12'x14')
GL Doors / Dim	2 (12'x10')
Power	1200A, 277/480V, 3Ph, 4w
Parking Spaces / Ratio	110 / 2.28:1
Office SF	10,759
Restrooms	7
Yard	Fenced / Paved
Zoning	LAM1
Possession	30 Days
To Show	Call Agent



Notes: Parking is estimated; Tenant to verify. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

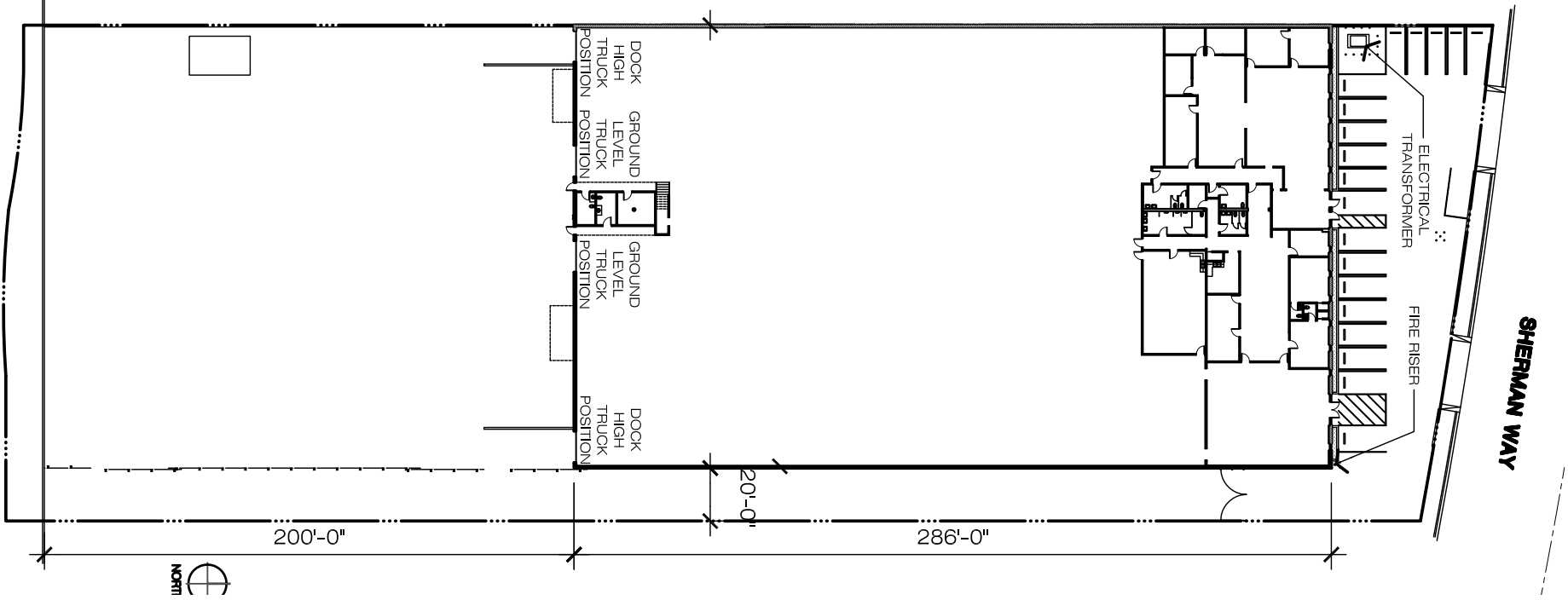
Aerial



Sherman Way

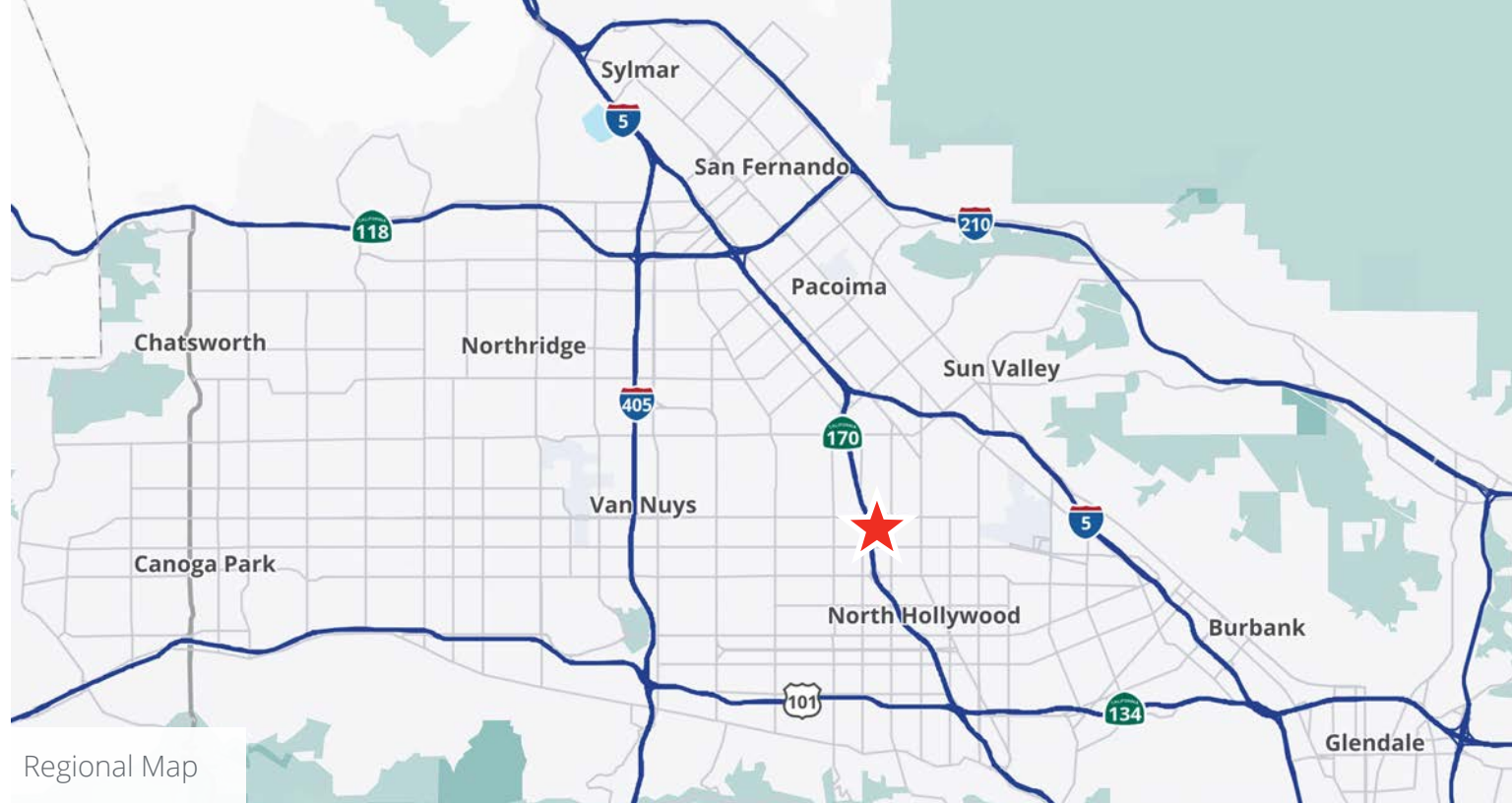


Layout

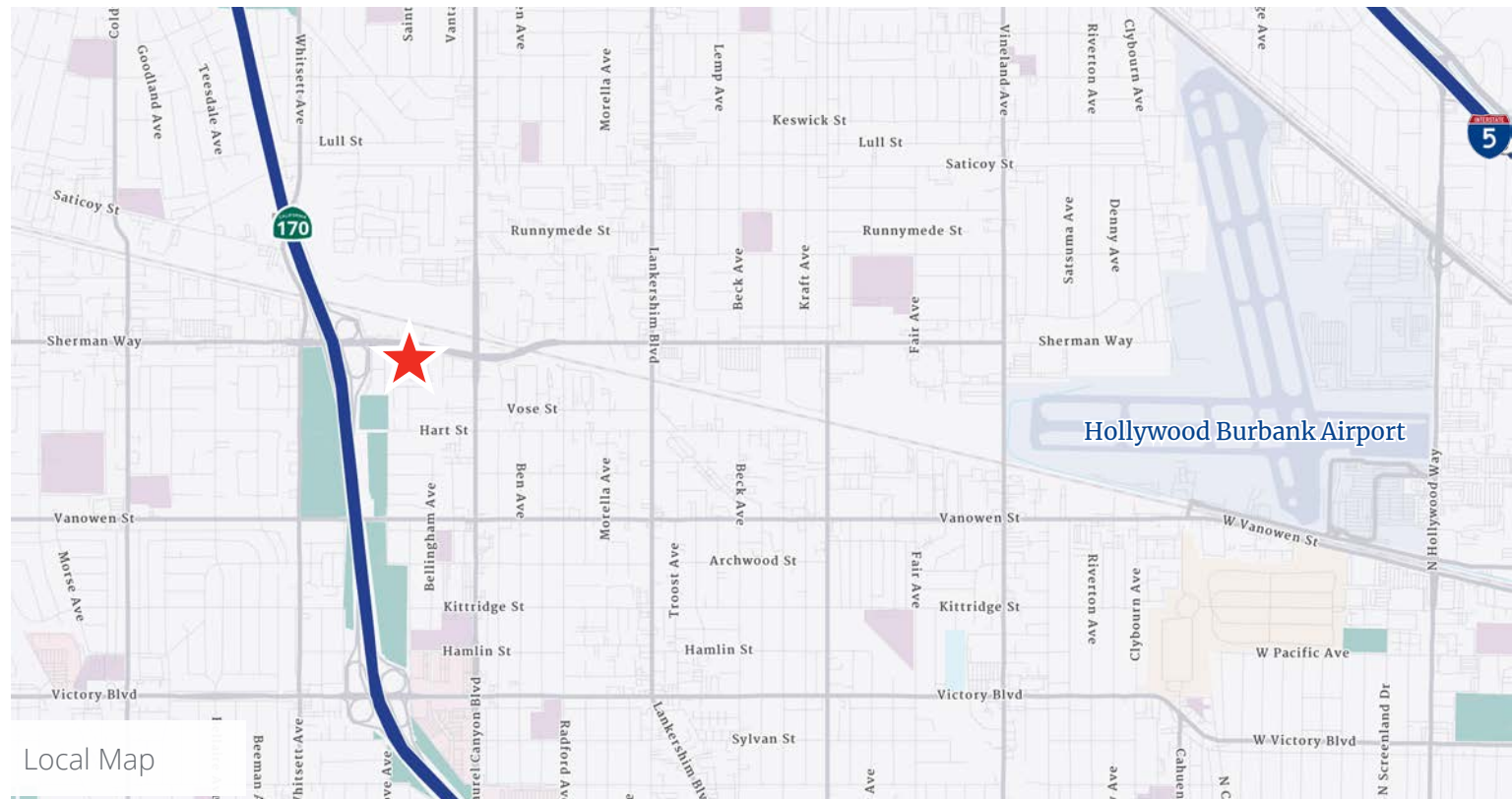


Notes: Layout is approximate.

Maps



Regional Map



Local Map



Accelerating success.

Contact Info

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