

OFFERING MEMORANDUM

# INDUSTRIAL - DOCK HIGH WAREHOUSE

11800 VOSE ST, NORTH  
HOLLYWOOD CA

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PREPARED BY

**MIG** | COMMERCIAL  
REAL ESTATE  
SERVICES, INC

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## OFFERING MEMORANDUM

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# PROPERTY OVERVIEW



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# PROPERTY OVERVIEW



SQUARE FEET

+/-6,575 SF

LOT SIZE

+/-11,093 SF

PARCEL NUMBER

2321-007-034

CONSTRUCTION TYPE

BLOCK

GENERAL PLAN

LIGHT MANUFACTURING

ZONING

M1-1VL

YEAR BUILT

1957







VALUE PROPOSAL

## PROPERTY OVERVIEW



11-14' CLEARANCE



1-PHASE 200 AMPS



DOCK HIGH LOADING



HVAC SYSTEM

### ADDITIONAL DETAILS:

- ✓ 3 Ground Level Loading Doors
- ✓ 1 Dock-High Loading Door
- ✓ Newly Finished Offices
- ✓ Conference Room & Kitchenette
- ✓ Great access to the 5 & 170 Freeway
- ✓ Freestanding | Private Secure Yard

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# PROPERTY DESCRIPTION



MIG Commercial Real Estate Services, Inc. is proud to present 11800 Vose Street in North Hollywood — a ±6,576 SF industrial building on an 11,093 SF lot. Features include three oversized ground-level doors, one dock-high door, 11–14' clear heights, 200 AMP power, and durable brick/block construction. A fully fenced yard with 35' curb cut ensures secure and efficient truck access.

Ideally located in the North Hollywood submarket, the property offers excellent visibility and access to the 101, 170, and 405 freeways, making it a rare opportunity for industrial users seeking functionality and convenience.







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# PARCEL, ZONING MAP & FLOOR PLAN

## VALUE PROPOSAL

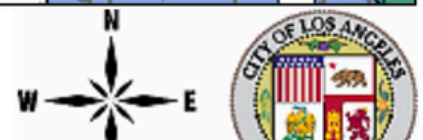
# ZONING MAP



Address: 11800 W VOSE ST  
APN: 2321007034  
PIN #: 183B169 219

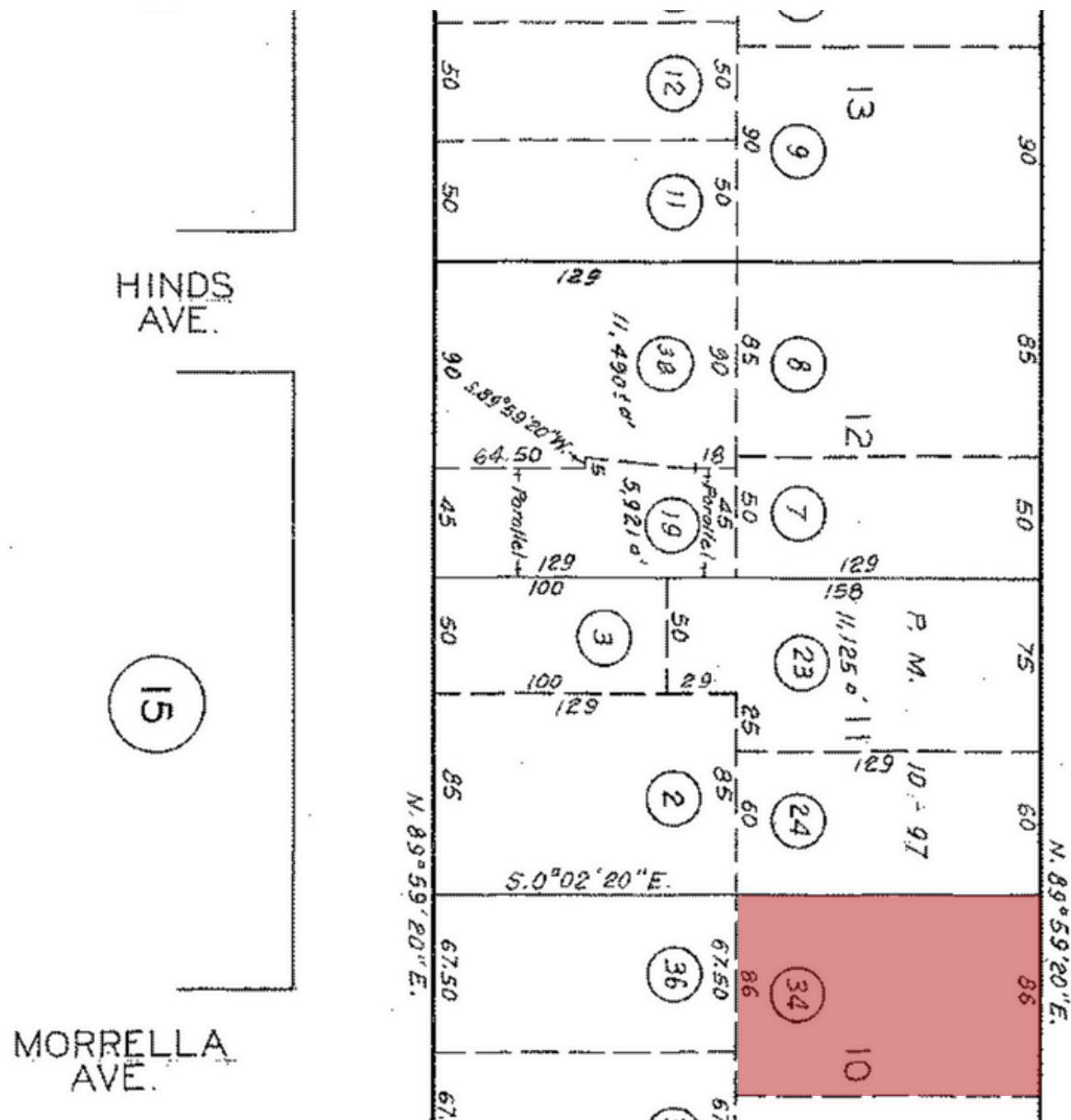
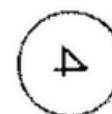
Tract: TR 2755  
Block: None  
Lot: 10  
Area: 1

Zoning: M1-1VL  
General Plan: Light Manufacturing



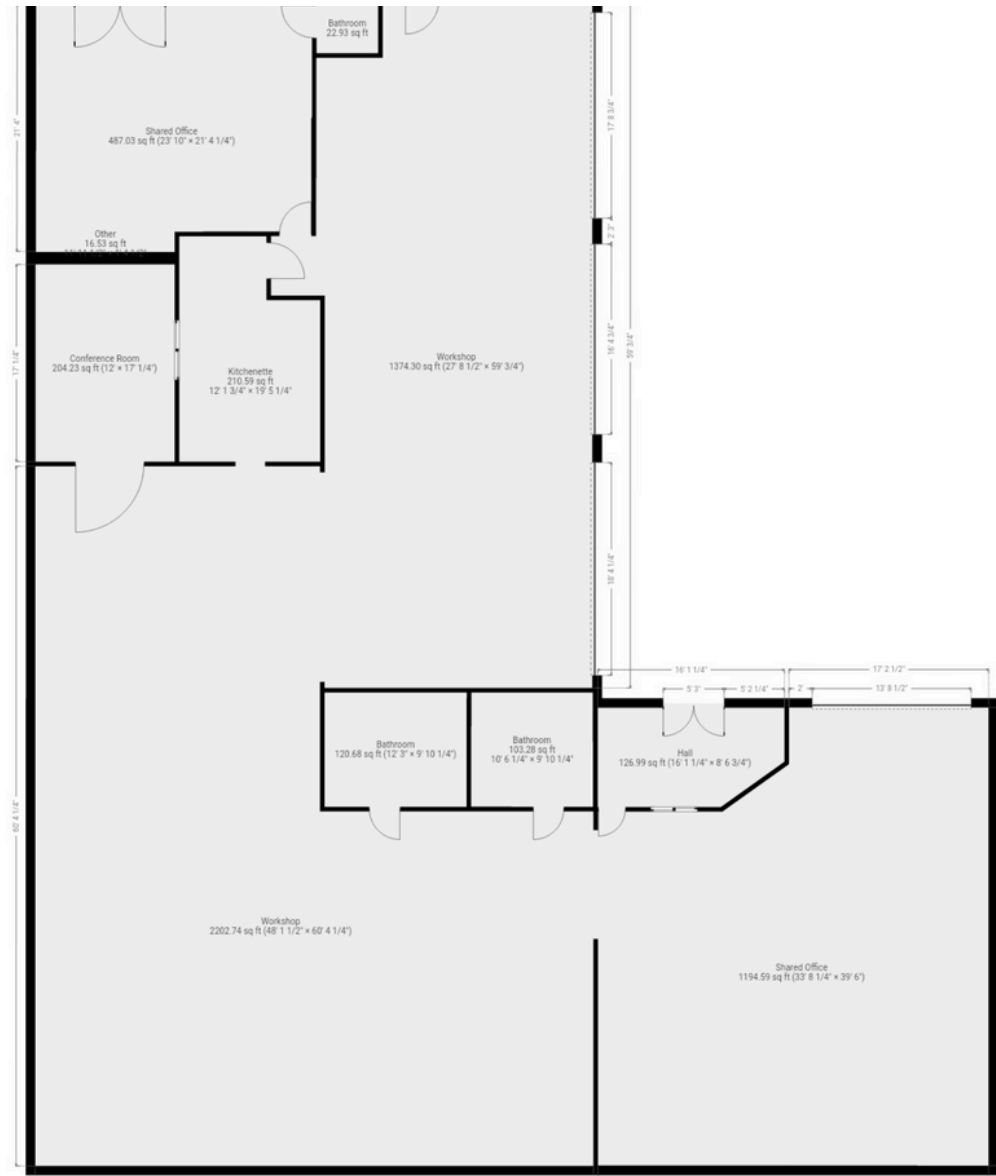
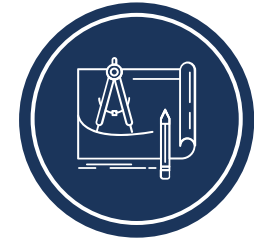


## PARCEL MAP



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# FLOOR PLAN







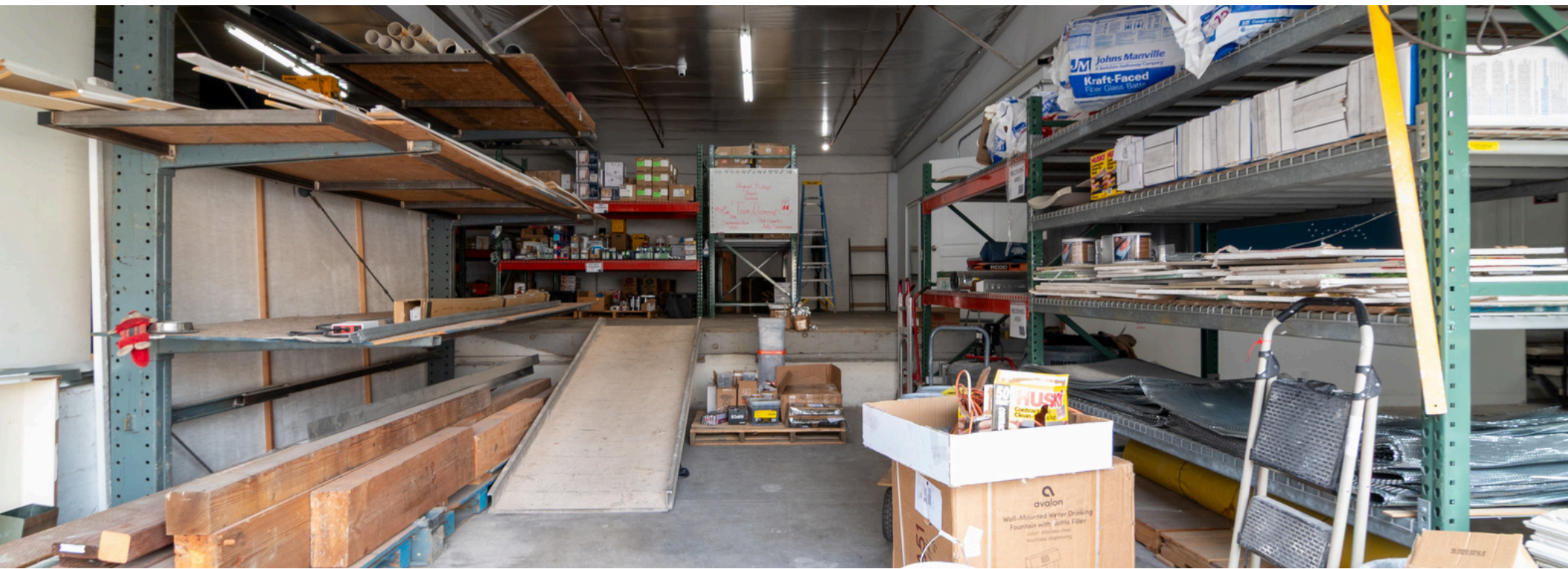
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## AREA HIGHLIGHTS

North Hollywood, part of the San Fernando Valley, has emerged as one of Los Angeles' most dynamic and accessible industrial and creative submarkets. Its strategic location offers direct connectivity to the 101, 170, and 134 freeways, providing efficient distribution routes across Greater Los Angeles.

The area benefits from a strong labor pool, proximity to Burbank Airport, and adjacency to major media, entertainment, and production companies. Ongoing revitalization efforts and commercial investment in the NoHo Arts District continue to attract businesses seeking both functionality and a vibrant community environment. North Hollywood's blend of industrial infrastructure, central location, and diverse economic base makes it a highly desirable market for both users and investors.





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