

S. Pearlman & Associates

12156 Sherman Way North Hollywood, CA 91605 | 818-983-2007

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Available SF 18,500 SF **Industrial For Lease Building Size** 30,195 SF



Address: **Cross Streets:**

12055 Sherman Way, North Hollywood, CA 91605 Laurel Canyon Blvd/Sherman Way

Prime North Hollywood Corner Location w/Incredible Signage 18.500 SF Available For Lease w/2.000 SF of Offices Unbeatable Lease Rate, \$1.55 PSF Industrial Gross Lease Tremendous Parking and Truck Loading w/a Secure, Fenced Yard One 12'x10' Dock and One 12'x14' Rollup Door 18' High Warehouse Ceiling

18'

1

1

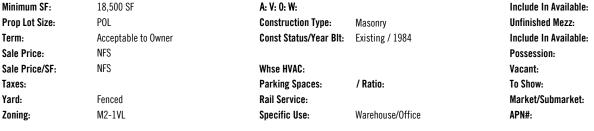
Lease Rate/Mo: \$28,675 Sprinklered: Lease Rate/SF: \$1.55 Clear Height: Lease Type: **Industrial Gross** GL Doors/Dim: Available SF: 18.500 SF DH Doors/Dim: Minimum SF: 18,500 SF A: V: 0: W: P0L

Sale Price/SF: NFS

S. Pearlman & Associates **Listing Company:** Matthew Pearlman 818-983-2007 Agents:

Listing #: 41901162 **Listing Date:** 02/10/2025 FTCF: CB000N000S000

Call broker for commission information. Notes:









2,000 SF

0 SF

No

No

Now

Yes

Call broker

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East SFV

0 SF