

Available SF 18,500 SF

Industrial For Lease

Building Size 30,195 SF


Address: 12055 Sherman Way, North Hollywood, CA 91605

Cross Streets: 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

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|-------------------------|--|-------------------------------|------------------|------------------------------|---------------|
| Lease Rate/Mo: | \$28,675 | Sprinklered: | | Office SF / #: | 2,000 SF |
| Lease Rate/SF: | \$1.55 | Clear Height: | 18' | Restrooms: | |
| Lease Type: | Industrial Gross | GL Doors/Dim: | 1 | Office HVAC: | |
| Available SF: | 18,500 SF | DH Doors/Dim: | 1 | Finished Ofc Mezz: | 0 SF |
| Minimum SF: | 18,500 SF | A: V: O: W: | | Include In Available: | No |
| Prop Lot Size: | POL | Construction Type: | Masonry | Unfinished Mezz: | 0 SF |
| Term: | Acceptable to Owner | Const Status/Year Blt: | Existing / 1984 | Include In Available: | No |
| Sale Price: | NFS | Whse HVAC: | | Possession: | Now |
| Sale Price/SF: | NFS | Parking Spaces: | / Ratio: | Vacant: | Yes |
| Taxes: | | Rail Service: | | To Show: | Call broker |
| Yard: | Fenced | Specific Use: | Warehouse/Office | Market/Submarket: | East SFV |
| Zoning: | M2-1VL | | | APN#: | 2317020001 |
| Listing Company: | S. Pearlman & Associates | | | | |
| Agents: | Matthew Pearlman 818-983-2007 | | | | |
| Listing #: | 41901162 | Listing Date: | 02/10/2025 | FTCF: | CB000N000S000 |
| Notes: | Call broker for commission information. | | | | |