

Available SF 61,000 SF

Industrial For Sale

Building Size

61,000 SF



Address:

16750 Schoenborn Street, North Hills, CA 91325

First Time On The Market

Pride of Ownership Manufacturing Facility
3,000 Amps Electrical / Fully Air Conditioned
2.51 Acre M-2 Zoned Fenced & Secure Parcel
Desirable North Hills / VNY Airport Location

Sale Price: \$15,750,000
Sale Price/SF: \$258.20
Available SF: 61,000 SF
Prop Lot Size: 2.52 Ac / 109,553 SF
Taxes: \$48,544 / 2026
Yard: Yes
Zoning: M2

Sprinklered: Yes
Clear Height: 14' - 15'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: 3000 **V:** 277/480 **O:** 3 **W:** 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1967
Whse HVAC: Yes
Parking Spaces: 121 / **Ratio:** 1.98:1,000
Rail Service: No
Specific Use: Manufacturing

Office SF / #: 19,000 SF / 21
Restrooms: 8
Office HVAC: Heat & AC
Finished Ofc Mezz: 8,908 SF
Include In Available: Yes
Unfinished Mezz:
Include In Available:
Possession: Close of Escrow
Vacant: Yes
To Show: Call Broker
Market/Submarket: Central SFV
APN#: 2689-011-026

Listing Company: Delphi Business Properties, Inc.

Agents: David Hoffberg (818) 933 - 7117

Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB000N000S200

Notes: All information contained herein is estimated & must be verified by Buyer. Buyer is responsible to confirm zoning allows intended use and to have a licensed electrician confirm electrical service.