

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	Sprinklered:	Yes	Office SF / #:	19,000	SF / 21
Sale Price/SF:	\$258.20	Clear Height:	14' - 15'	Restrooms:	8	
Available SF:	61,000 SF	GL Doors/Dim:	5	Office HVAC:	Heat & AC	
Prop Lot Size:	2.52 Ac / 109,553 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	8,908 SF	
Taxes:	\$48,544 / 2026	A: 3000 V: 277/480 O: 3 W: 4		Include In Available:	Yes	
Yard:	Yes	Construction Type:	Concrete	Unfinished Mezz:		
Zoning:	M2	Const Status/Year Blt:	Existing / 1967	Include In Available:		
		Whse HVAC:	Yes	Possession:	Close of Escrow	
		Parking Spaces:	121 / Ratio: 1.98:1,000	Vacant:	Yes	
		Rail Service:	No	To Show:	Call Broker	
		Specific Use:	Manufacturing	Market/Submarket:	Central SFV	
				APN#:	2689-011-026	

Listing Company:	Delphi Business Properties, Inc.	Listing Date:	AIR CRE Use Only	FTCF:	CB000N000S200
Agents:	David Hoffberg (818) 933 -7117				
Listing #:	AIR CRE Use Only				
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.				