

11311 Vanowen St., North Hollywood

HELP THE FAMILIES

Carriage
opc

Rancho Realty Group
Corporation

FOR LEASE

Daniel O'Neil
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Parker Jones
424.346.4213

11311

T SHOP
N CENTER

HELP FOR CHILDREN

Carriage
opc

7,500 SF Free Standing Building
Available for Lease

RANCHO REALTY GROUP CORP



Daniel O'Neil

Founding Partner

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m. (818) 804-7541

DRE # 02158478

Parker Jones

Founding Principal

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DRE # 00679191

PROPERTY HIGHLIGHTS

7,500 SF 1,140 SF Office | 6,360 SF Warehouse



Excellent Retail Visibility
Located on High Traffic Vanowen St



Fully Air-Conditioned
Warehouse and Office Spaces



M1 Zoning (Industrial)
Light Industrial Use



Immediate Occupancy
Currently Vacant and Available



Flex Warehouse Configuration
Separation Within Warehouse If Needed



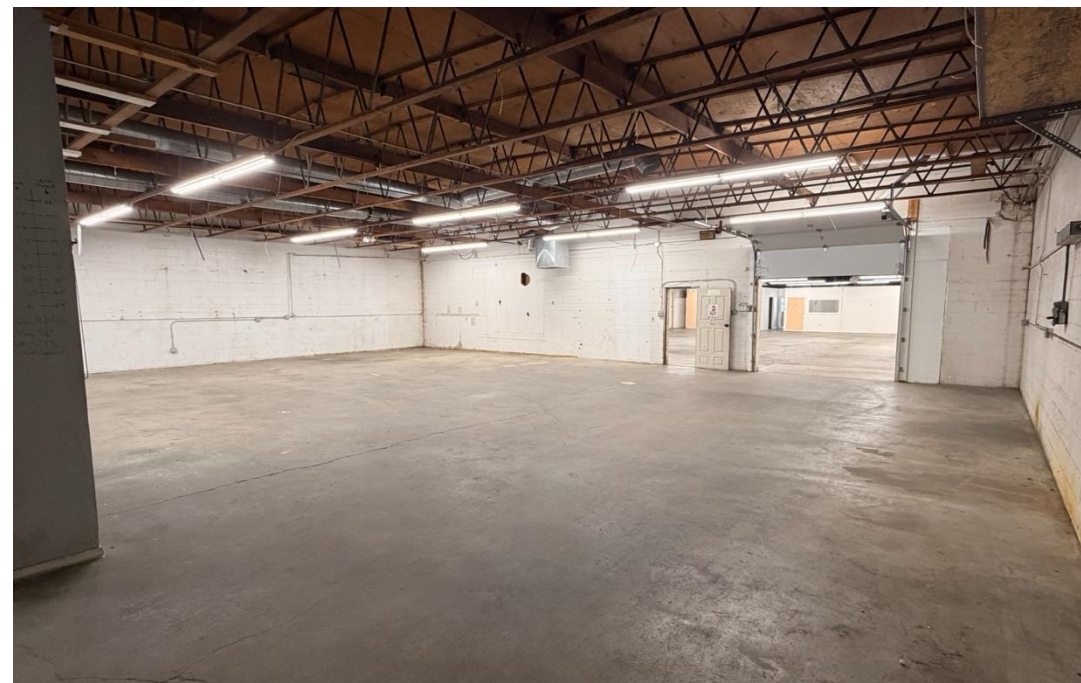
Heavy Power
Two (2) 400-Amp 3-Phase Services

Building Specifications

Available SF: 7,500 SF
Lease Rate PSF: \$1.30 NNN
Monthly Base Rent: \$9,750 NNN
Estimated NNN Expenses: \$0.15/sf*
Office SF: 1,140 SF
Warehouse Clearance Height: 12'
Grade Level Loading Doors: One (1)
Restrooms: Four (4)
Power: (1) 400 AMPs/480V/3PH/4W + (1) 400 AMPs/240V/3PH/4W**
Zoning: M1
Parking Spaces: 7 as-striped

*PRELIMINARY ESTIMATE ACTUAL NUMBERS MAY VARY
** TWO SEPARATE METERS. TENANT TO INDEPENDENTLY VERIFY.





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