



For Lease or Sale

11501 Hart Street North Hollywood, CA 91605

89,452 SF Industrial Building

David Harding

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Greg Geraci

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Billy Walk

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Kevin Carroll

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Kevin.Carroll@colliers.com

Accelerating success.

Property Highlights



Excellent North Hollywood Location



Heavy Power



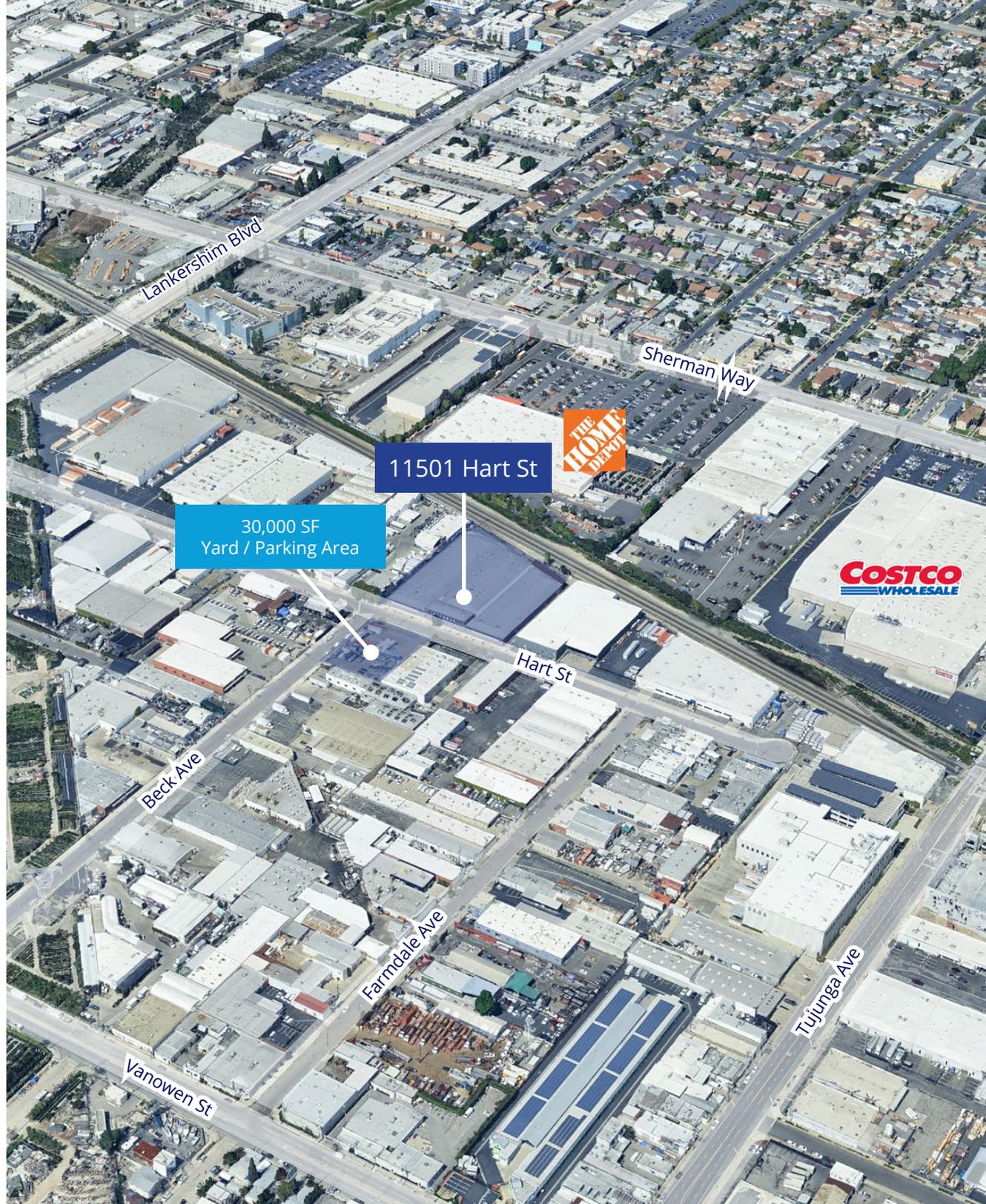
Bow Truss Ceiling



M2 Zoning



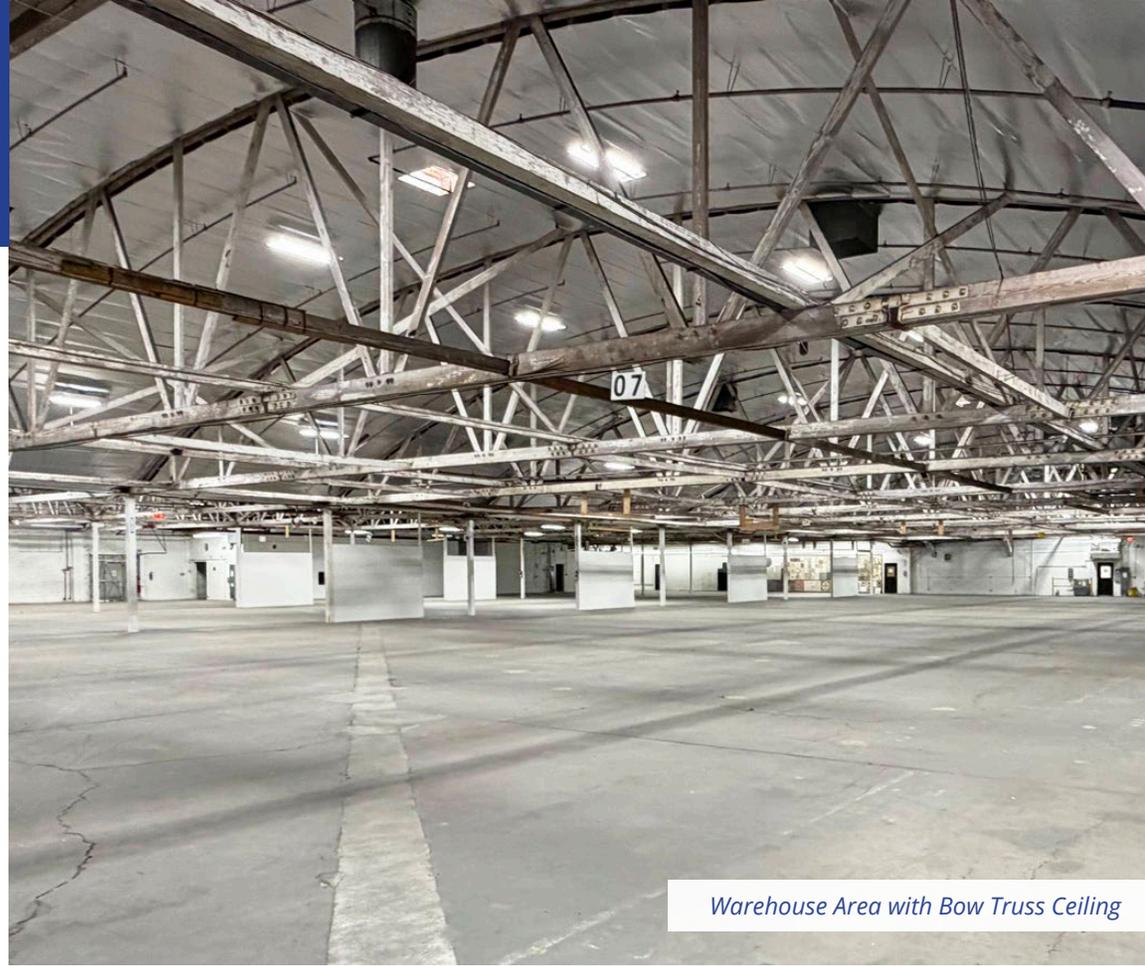
Includes 30,000 SF Yard / Parking Area



Building Specifications

Available SF	89,452
Sale Price	\$21,500,000
Sale Price PSF	\$240.35
Monthly Rent	\$93,925
Lease Rate PSF/Mo	\$1.05 Gross
Clear Height	12'-20'
GL Doors / Dim	10 (10'x12')
Power	2500A, 480V, 3P, 4W
Parking Spaces / Ratio	100 / 1.12:1
Office & Showroom SF	11,861
Restrooms	4
Yard	Fenced/Paved
Zoning	M2
APNs	2320-001-003, 2320-004-018, 2320-004-020
To Show	Call Agent

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.



Warehouse Area with Bow Truss Ceiling



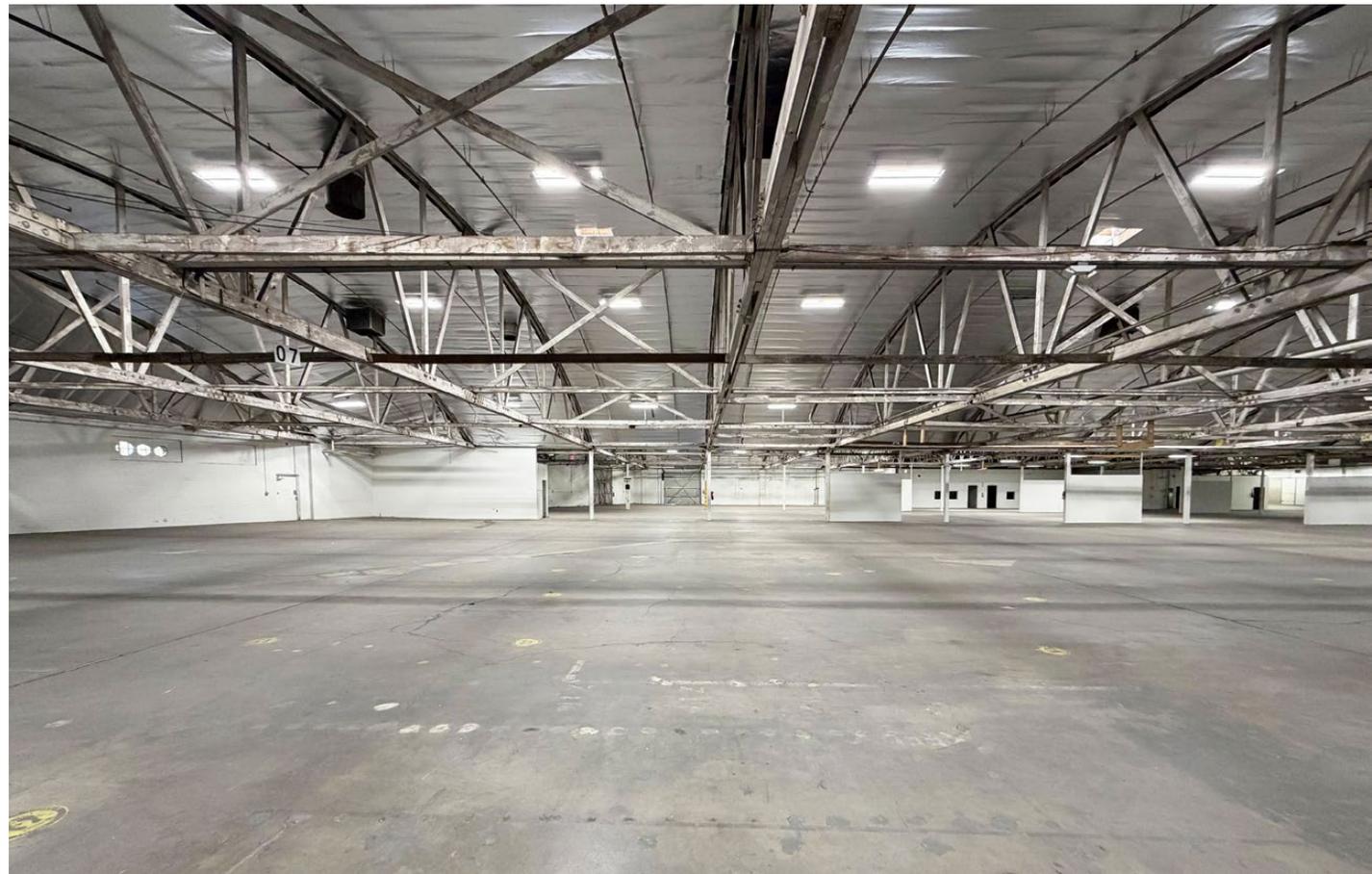
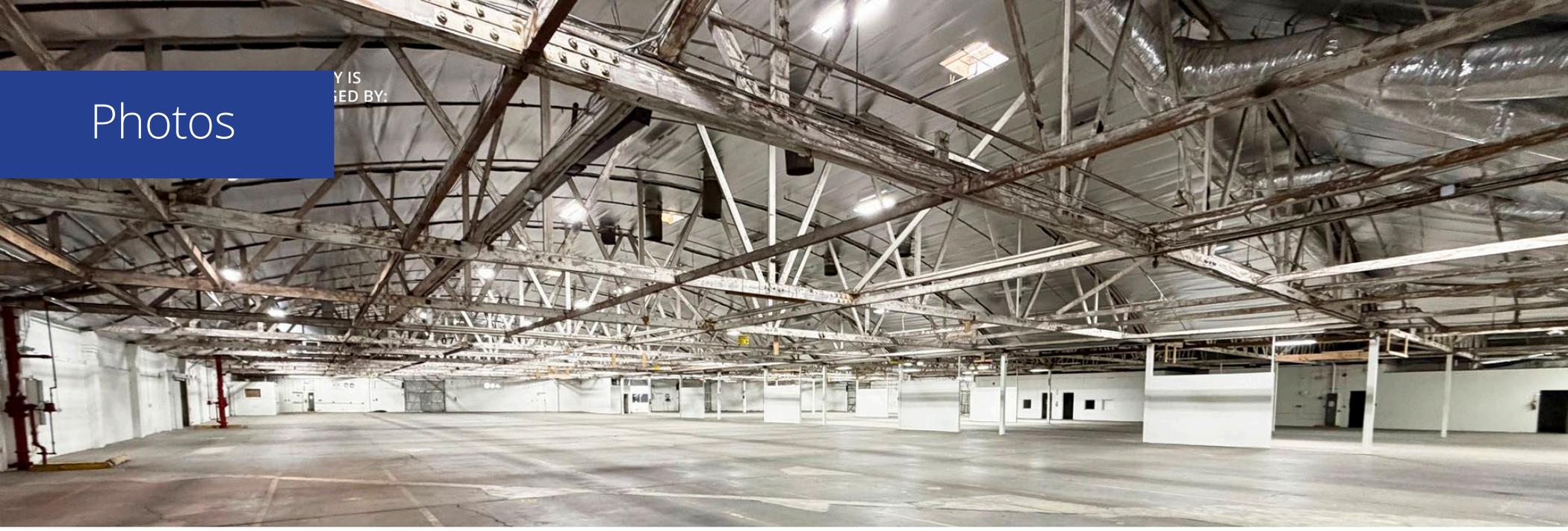
Yard / Parking Area

Photos

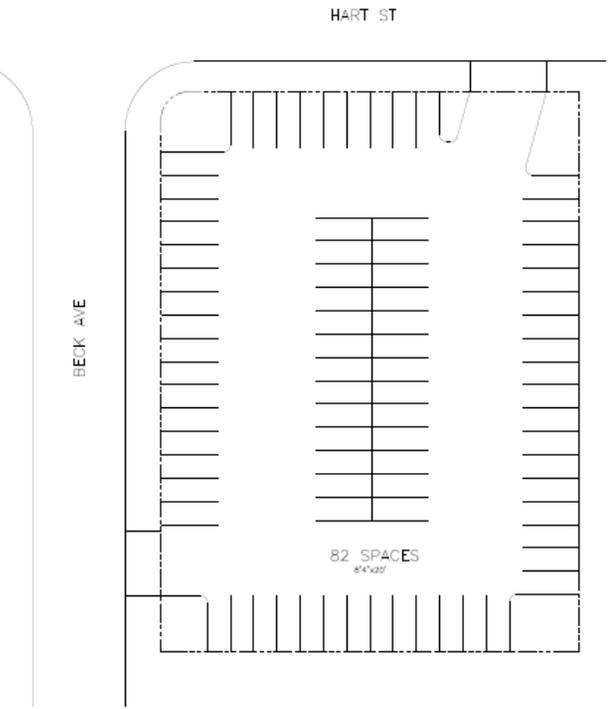


Photos

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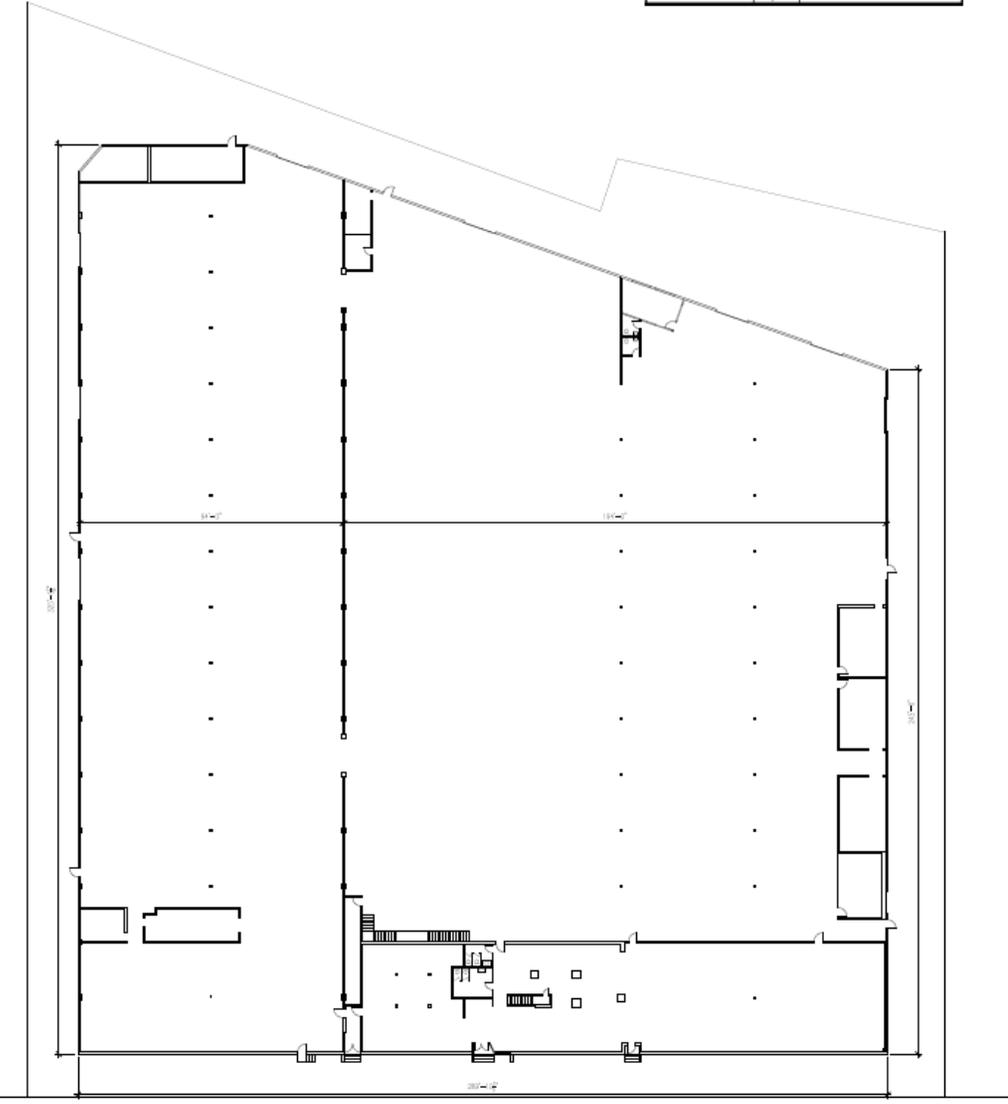
Layout

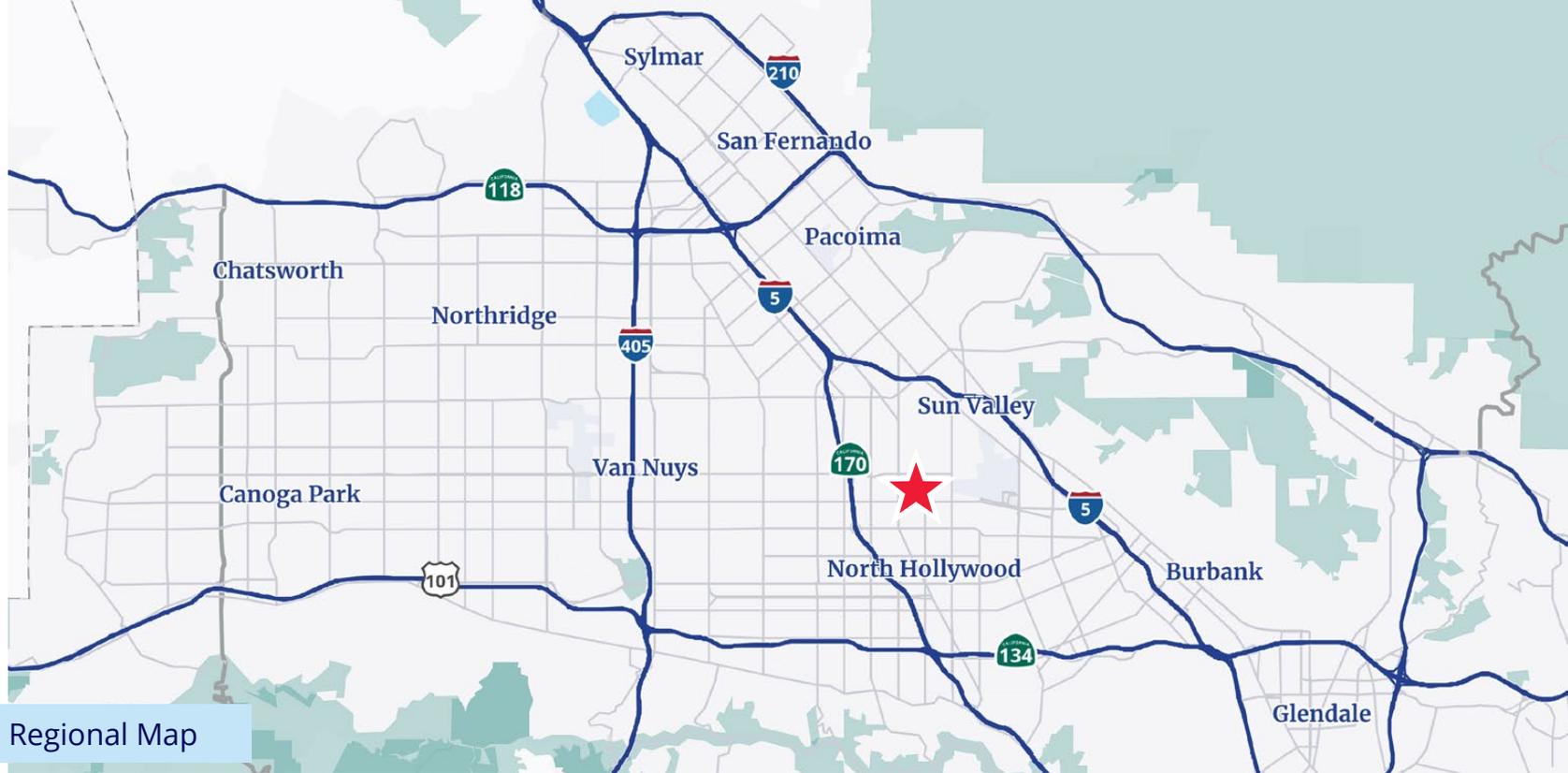


 POTENTIAL PARKING PLAN AT ADJACENT LOT
SCALE: 1" = 20' 0"

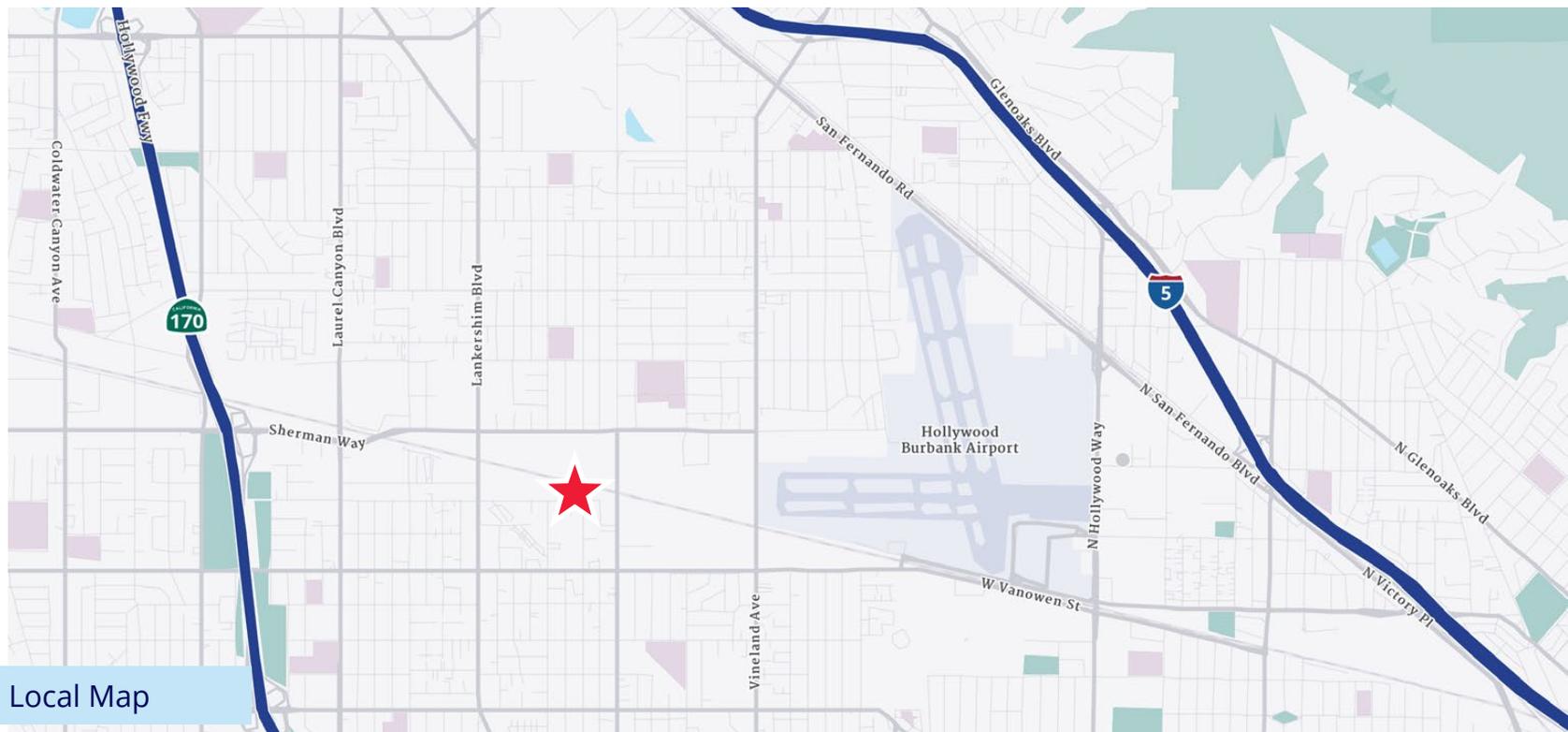


BOMA INDUSTRIAL DRIP LINE AREA CALCULATION	
Ground Level	85,391
Upper Level	4,061
Total	89,452





Regional Map



Local Map

Location Maps



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Contact Info

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