

NEW LISTING * FOR SALE & LEASE

**11924 VOSE STREET
NORTH HOLLYWOOD, CA**



SELLER FINANCING POSSIBLE



ASKING PRICES:

SALE = \$228.84 psf (\$3,199,000)

LEASE = \$1.45 Gross/sf/month (\$20,270/month)

FREESTANDING ~13,979 SF INDUSTRIAL BUILDING ON ~18,055 SF ON M1/R3 ZONED LAND

**Burbank Adjacent Industrial Building w/ Rare Large Yard
LARGE Fenced Rear Yard * Bonus Sheds can be removed (not included in SF)
~4,500 SF Mezzanine (to be confirmed)
Flexible M1/R3 Zoning * Multiple Opportunities
Close Proximity to the (170) Freeway**

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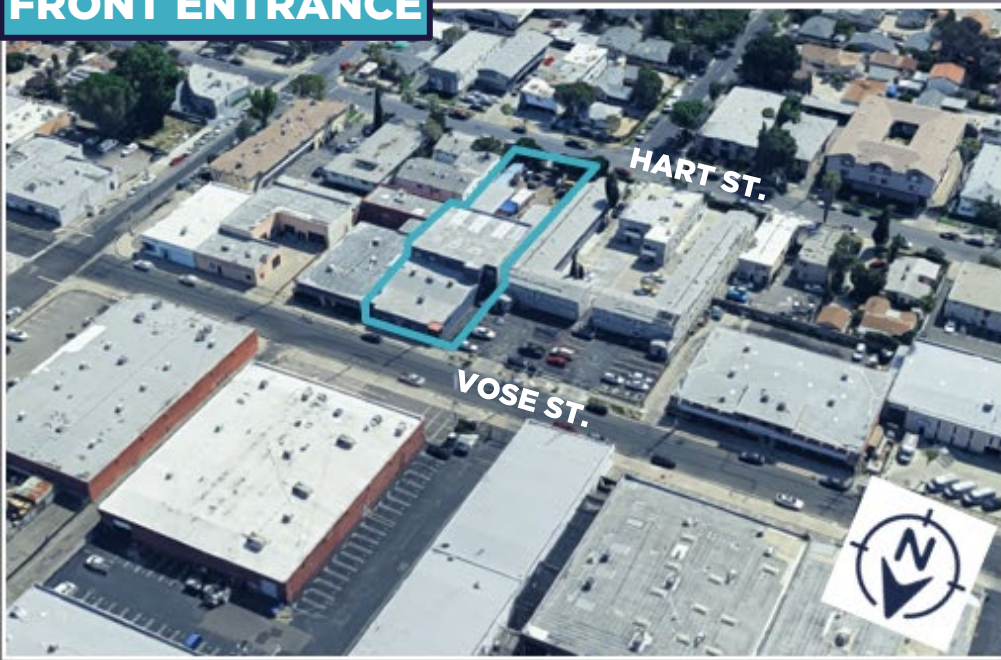
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11924 Vose Street, North Hollywood

FOR SALE & LEASE

FRONT ENTRANCE

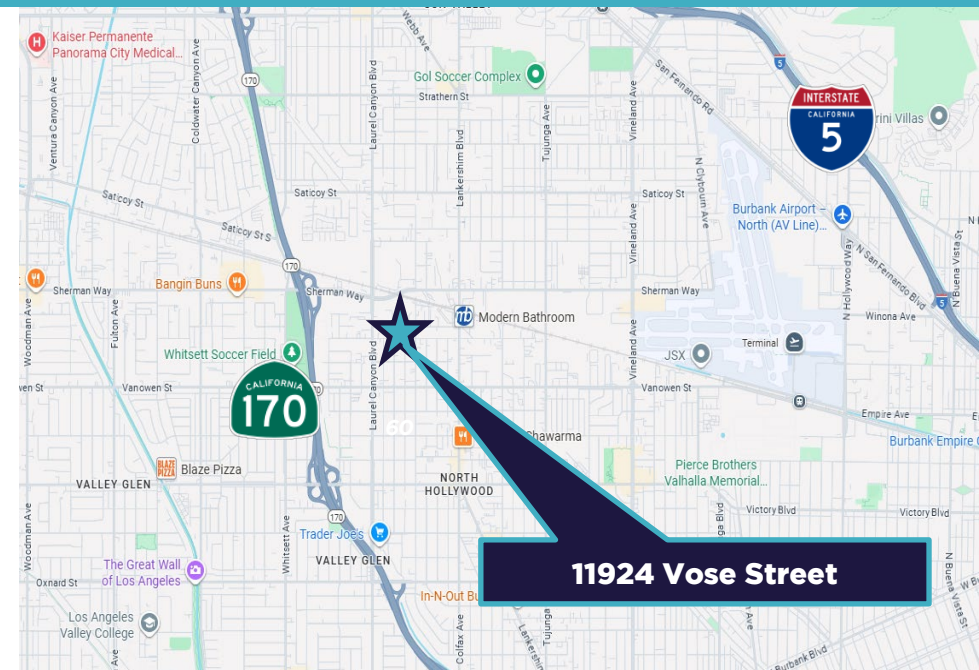


REAR YARD



HIGHLIGHTS & FEATURES

- **SIZE: ~13,979 SF BUILDING ON ~18,055 SF PARCEL**
- **Mezzanine: ~4,500 SF (to be confirmed)**
- **CLEAR HEIGHT: 9' - 11'**
- **LOADING: 2 GL LOADING DOORS**
- **ZONING: M1/R3**
- **LARGE REAR YARD (sheds can be removed - not part of SF)**
- **HIGHLIGHTS:**
 - CLOSE PROXIMITY TO (170) FREEWAY**
 - BURBANK ADJACENT**
 - FLEXIBLE M1/R3 ZONING & INVESTMENT OPPORTUNITIES (BUYER TO CONFIRM WITH CITY OF LA)**



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LARGE REAR YARD



CURRENT VIEW

Bonus Storage Sheds in the rear yard = not included in the building square footage

THE VISION

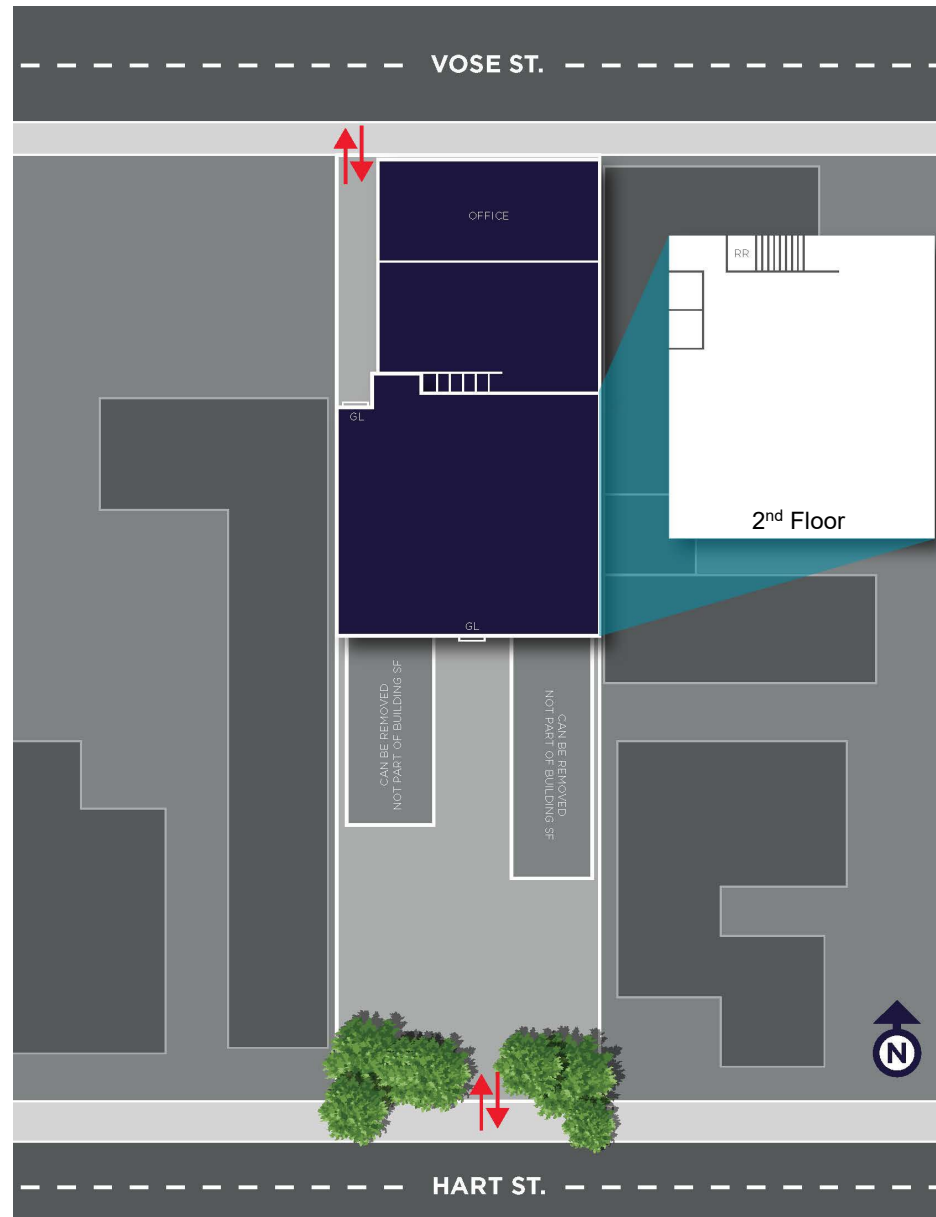
Remove the bonus storage sheds and create a large open yard.



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SITE PLAN*



* Not to scale