

A photograph of a two-story industrial building with a stone and brick facade. The words "SURFACES USA" are mounted in large white letters on the upper level. A street sign for "Beck Av 6900" is visible on the left. Several cars are parked in front of the building, and a large tree is on the right. The address "11501" is visible on the corner of the building.

SURFACES USA

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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William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Building Highlights



Excellent North Hollywood Location



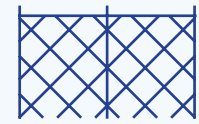
Heavy Power



Bow Truss Ceiling

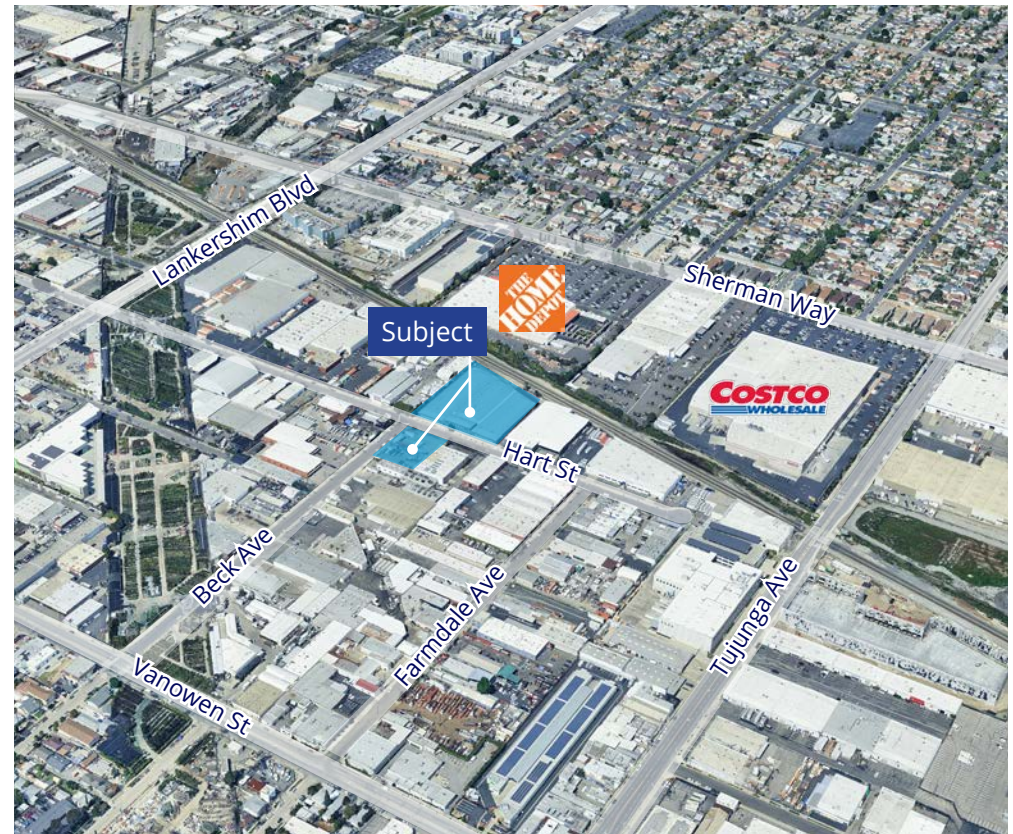


M2 Zoning



Includes 30,000 SF Yard / Parking Area

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



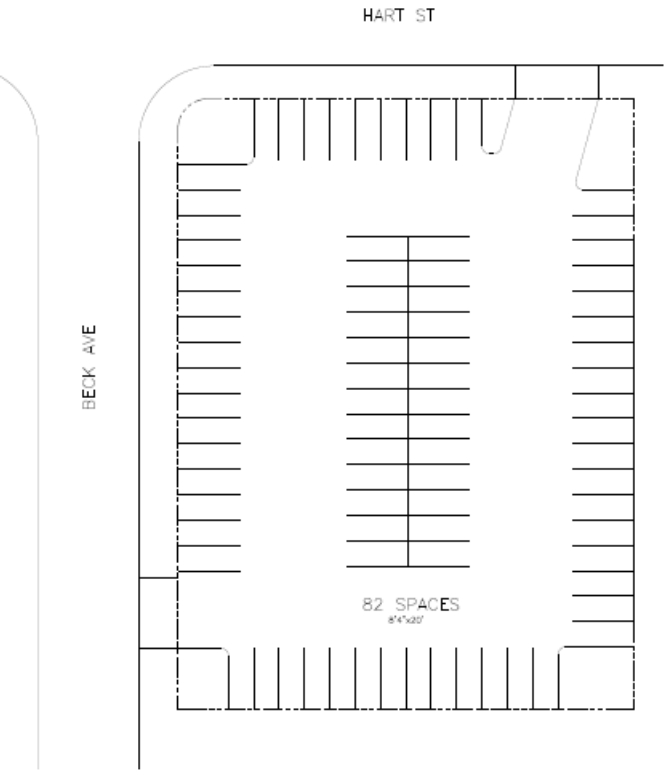
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.


Photos

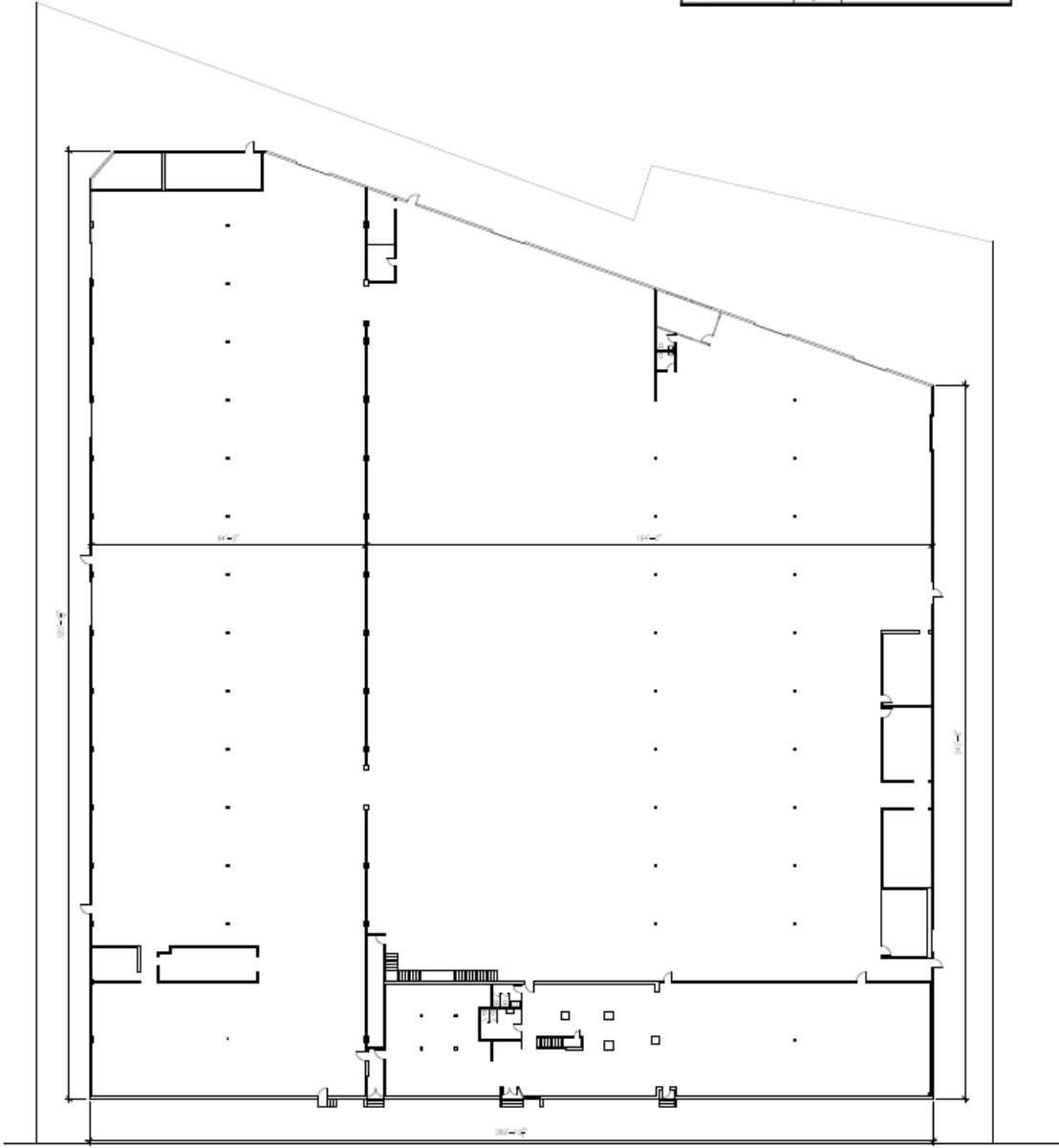


Layout

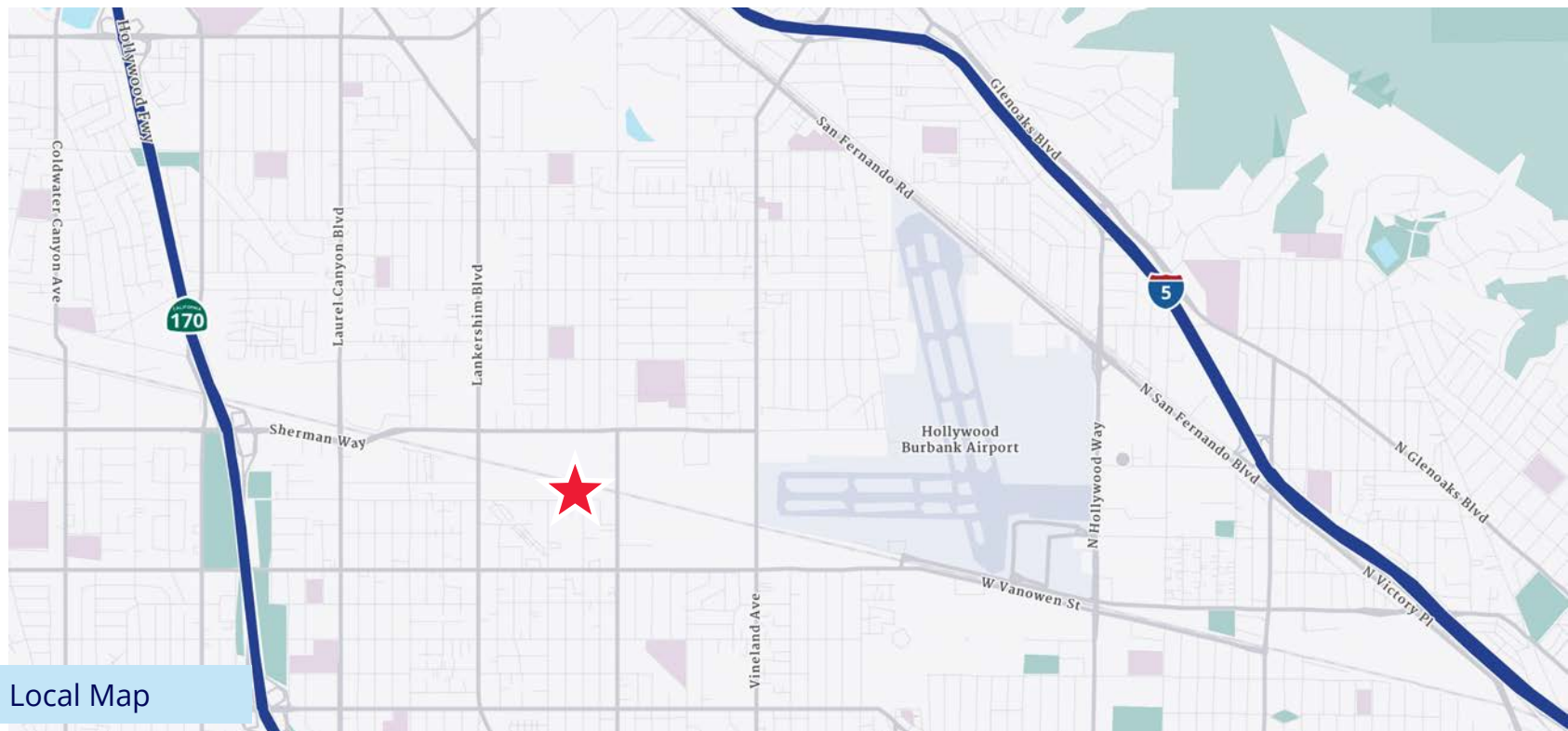
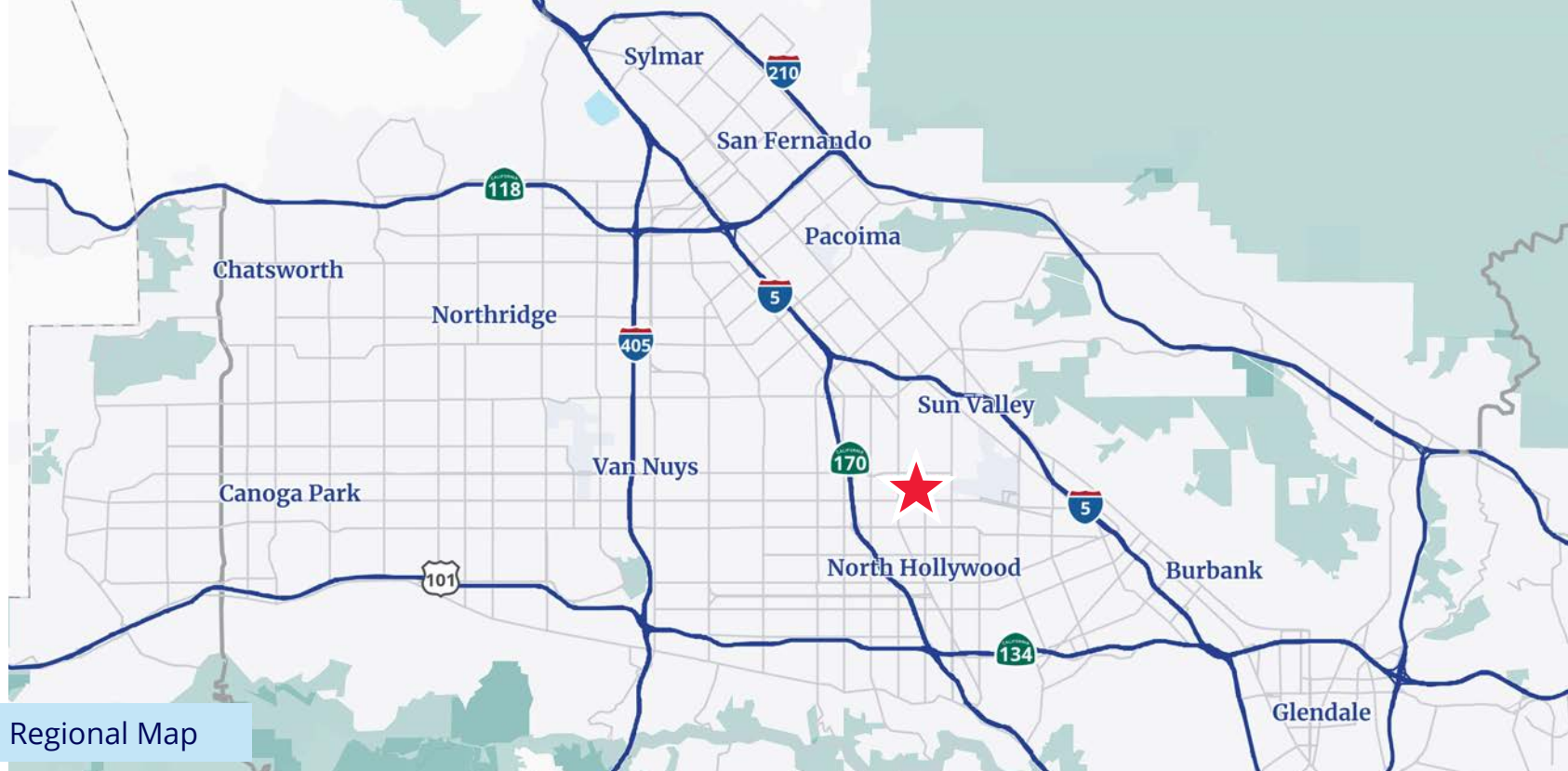
BOMA INDUSTRIAL DRIP LINE AREA CALCULATION	
Ground Level	85,391
Upper Level	4,061
Total	89,452



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



Location Maps





Accelerating success.

Contact Info

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