

Available SF 5,040 SF

Industrial For Lease

Building Size 10,080 SF



Property Name: Mission Industrial Park
Address: 8809 Shirley Ave, Northridge, CA 91324
Cross Streets: Shirley Ave/Parthenia St

Professionally Managed Mission Industrial Park
 Convenient to Costco, Fast Food, and Drive-In Restaurants
 No Common Area Maintenance Fee
 No Cannabis or Automotive

Lease Rate/Mo:	\$6,804	Sprinklered:	No	Office SF / #:	1,100 SF / 3
Lease Rate/SF:	\$1.35	Clear Height:	14'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	AC Only
Available SF:	5,040 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,040 SF	A: 225 V: 120/208 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	3 Years w/ Annual COLA's	Const Status/Year Blt:	Existing / 1973	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 8 / Ratio:	1.6:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2783025044

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

Listing #: 40779624

Listing Date: 07/22/2024

FTCF: CB250N000S000

Notes: All information contained herein is estimated & must be verified. No warehouse area heating or cooling. Additional 225A,120/240V, 1P electrical panel. Tenant is responsible to have a licensed electrician confirm electrical service prior to signing lease & confirm zoning allows tenant's use.

