

11149

VANOWEN ST.

NORTH HOLLYWOOD, CA



±60,046 SF BUILDING

INDUSTRIAL FOR LEASE



CBRE
SPECTRUM
COMMERCIAL REAL ESTATE, INC.

THE HIGHLIGHTS



24' Clearance Height



6 Ground Level
Loading Doors



Heavy Power with 2,000
amps, 277/480V, 3 Phase



M2 Zoning Offers
Flexibility for Wide
Range of Industrial Uses,
Including Manufacturing,
Warehousing, and
Distribution



Close Proximity to
Burbank Airport & NoHo
Arts District



INDUSTRIAL SPACE
ENGINEERED FOR
POWER, PERFORMANCE,
AND PROXIMITY.



PROPERTY DETAILS

Rentable SF:
±60,046 SF

Grade Level Doors:
6

Mezzanine Office Space:
±7,679

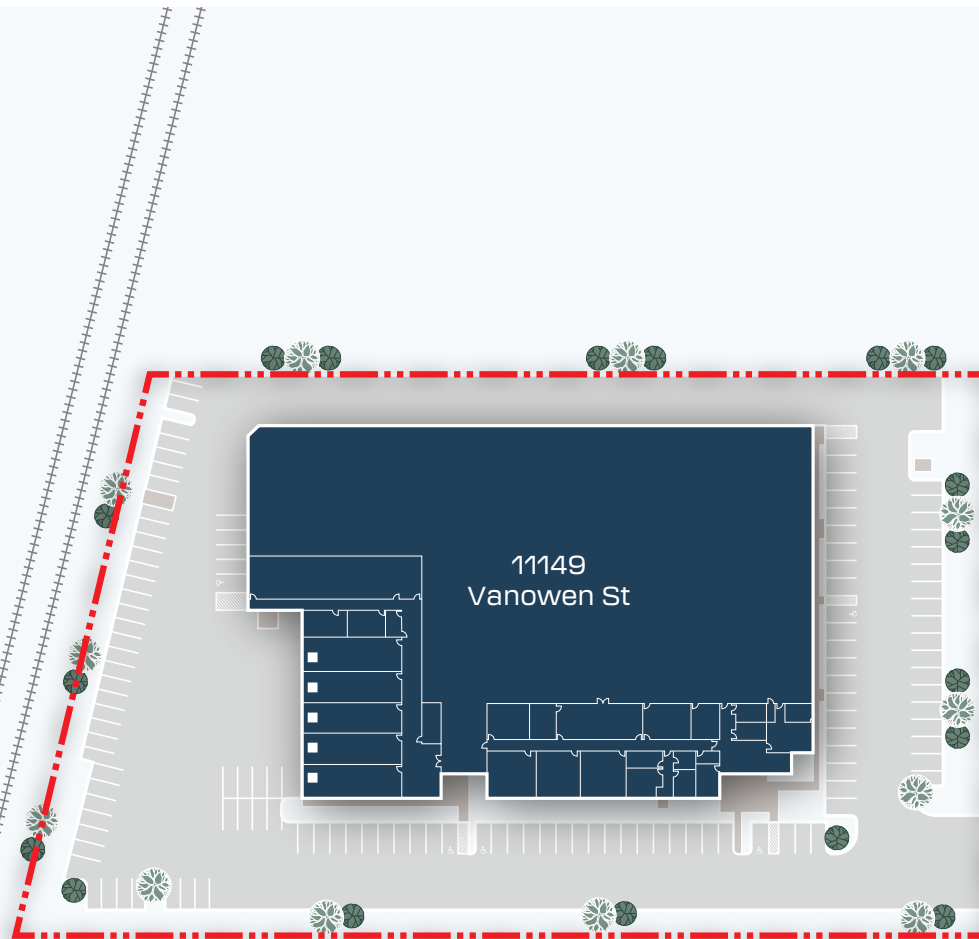
Power:
**2,000 AMPS, 277/480V,
3 Phase**

Parking:
121

Clearance Height:
24'

Zoning:
M2

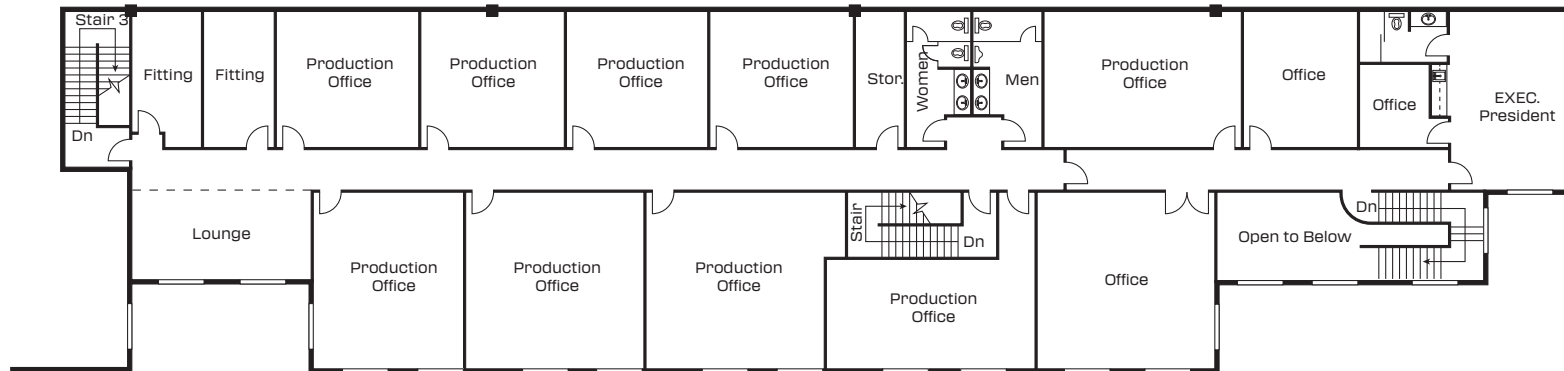
LEASE RATE/SF:
\$1.45/SF NNN



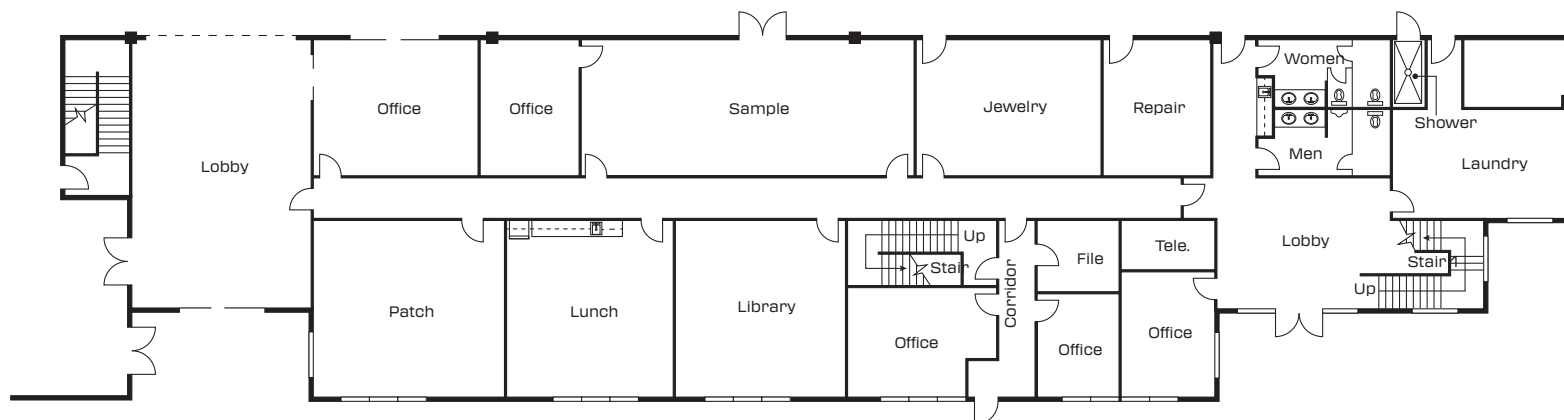
VANOWEN ST



FLOOR PLANS



11149 VANOWEN ST - SECOND FLOOR MEZZANINE



11149 VANOWEN ST - FIRST FLOOR

THE LOCATION

SEIZE THE ADVANTAGE:

Free Standing Industrial Building
Located 5 Minutes from the
Hollywood Burbank Airport



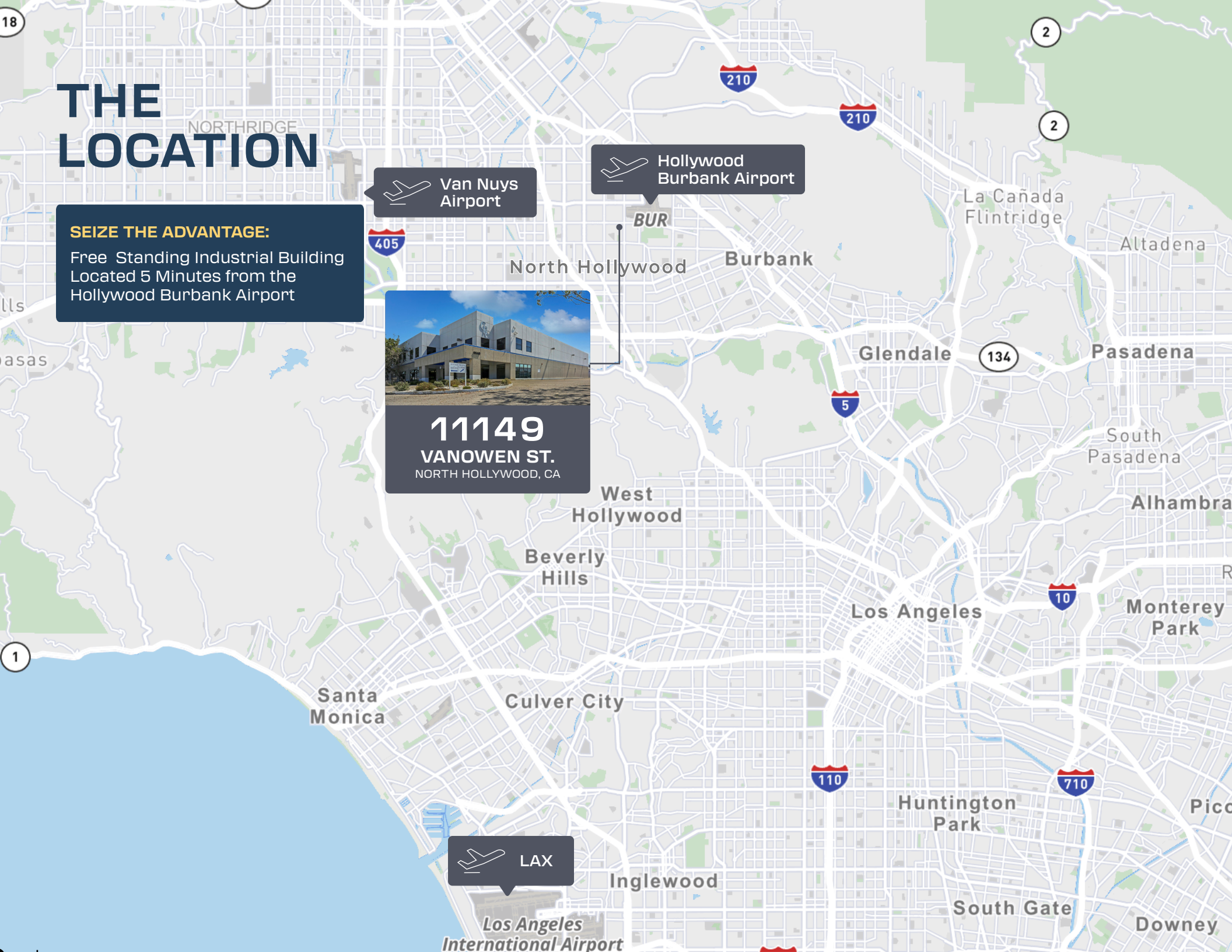
Van Nuys
Airport



Hollywood
Burbank Airport

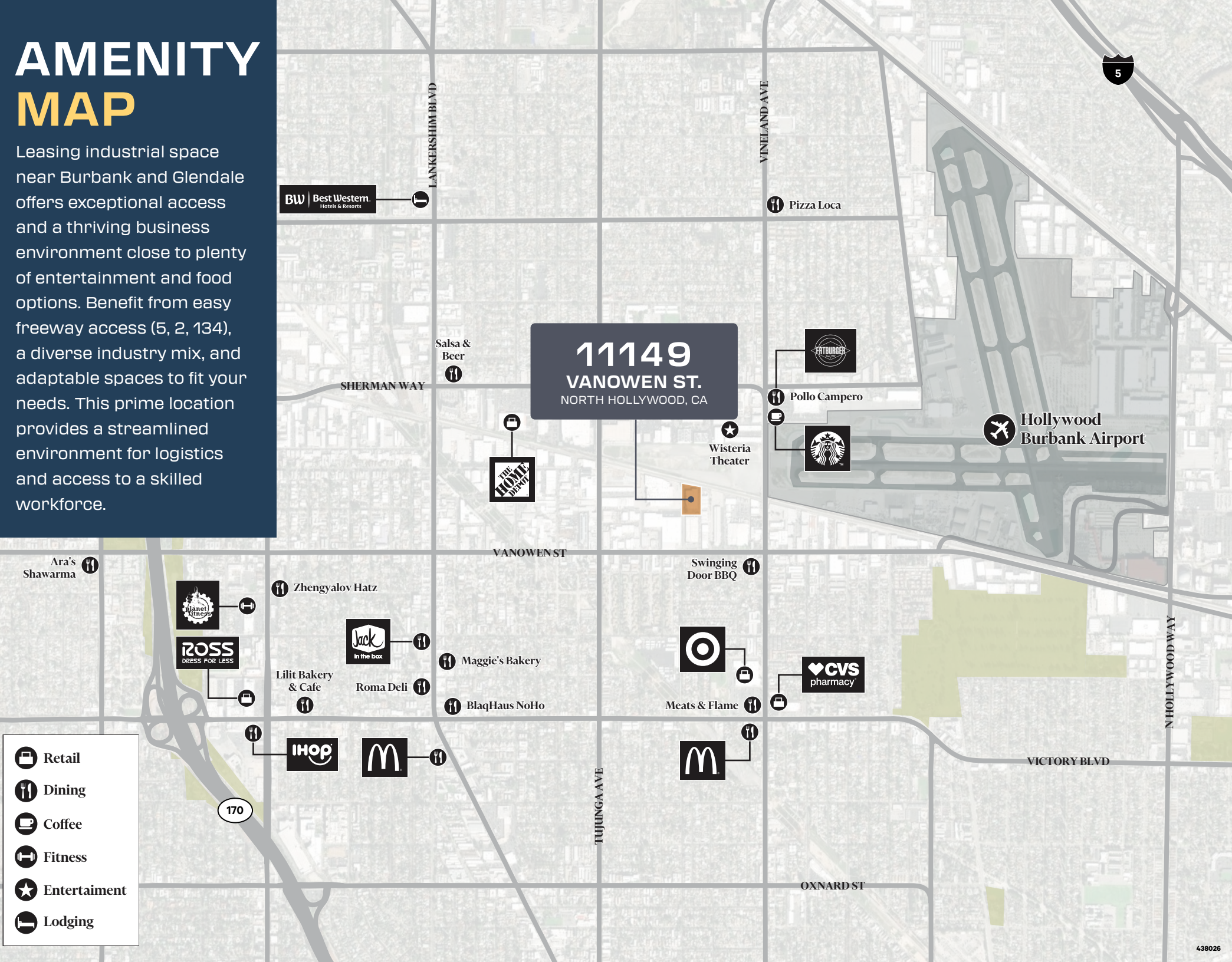


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AMENITY MAP

Leasing industrial space near Burbank and Glendale offers exceptional access and a thriving business environment close to plenty of entertainment and food options. Benefit from easy freeway access (5, 2, 134), a diverse industry mix, and adaptable spaces to fit your needs. This prime location provides a streamlined environment for logistics and access to a skilled workforce.



BW Best Western
Hotels & Resorts

Pizza Loca

11149
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Salsa &
Beer

SHERMAN WAY



Pollo Campero



Hollywood
Burbank Airport

Wisteria
Theater



VANOWEN ST

Swinging
Door BBQ

Zhengyalov Hatz



Maggie's Bakery

Lilit Bakery
& Cafe



Roma Deli



BlaqHaus NoHo



Meats & Flame



VICTORY BLVD

N HOLLYWOOD WAY

OXNARD ST

170

- Retail
- Dining
- Coffee
- Fitness
- Entertainment
- Lodging

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