

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



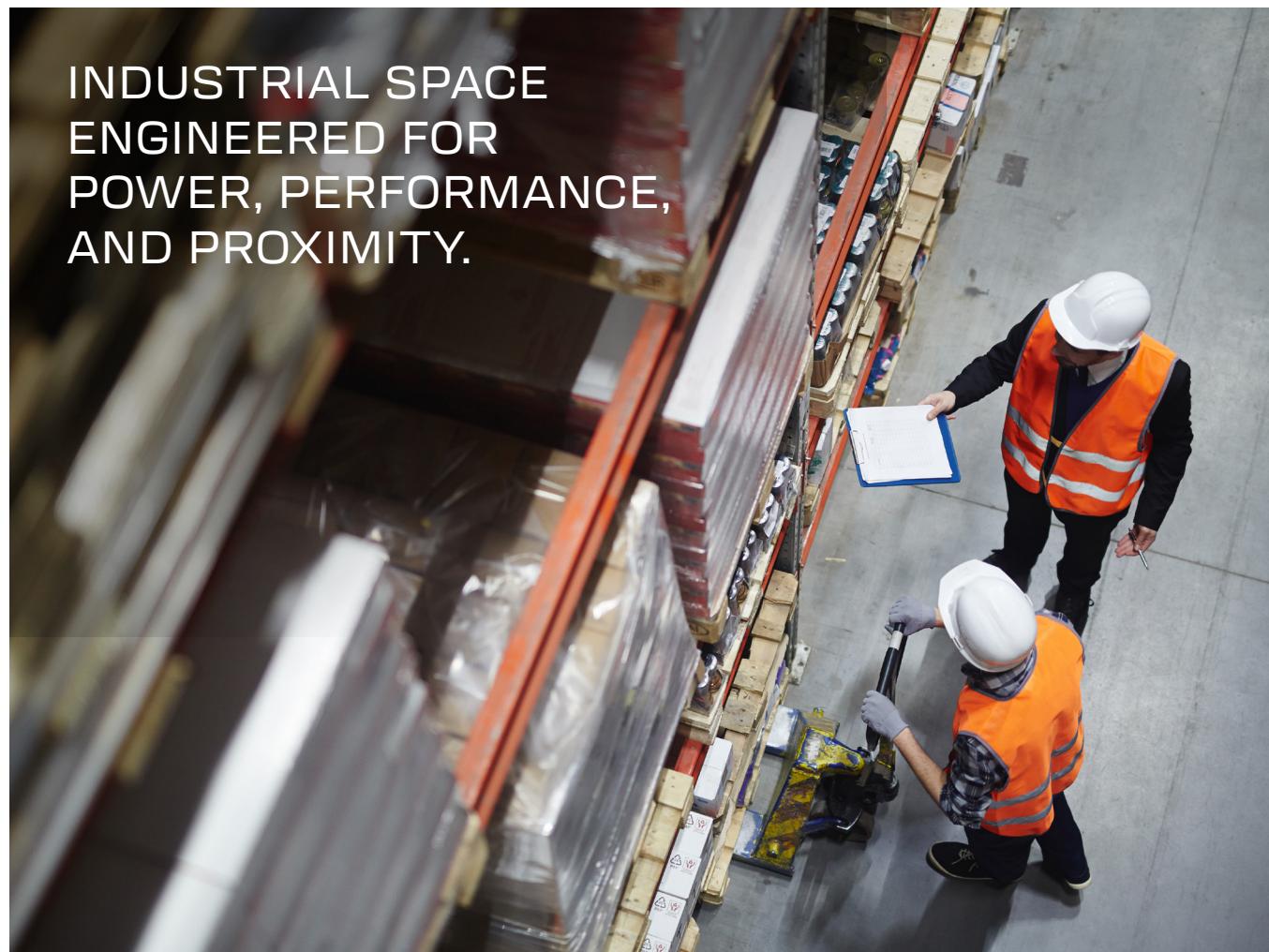
Heavy Power with 2,000 amps, 277/480V, 3 Phase



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

Zoning:
M2

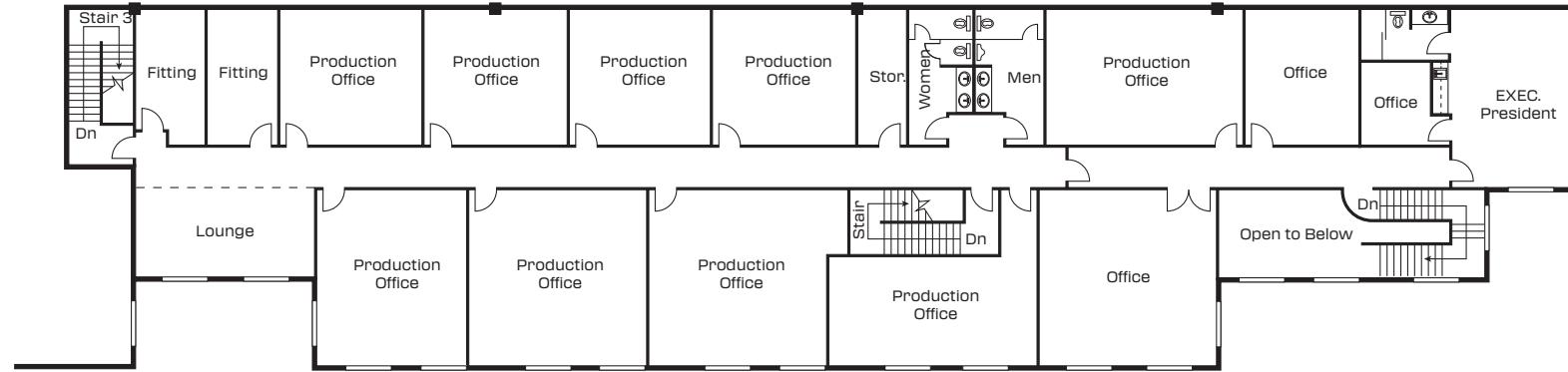
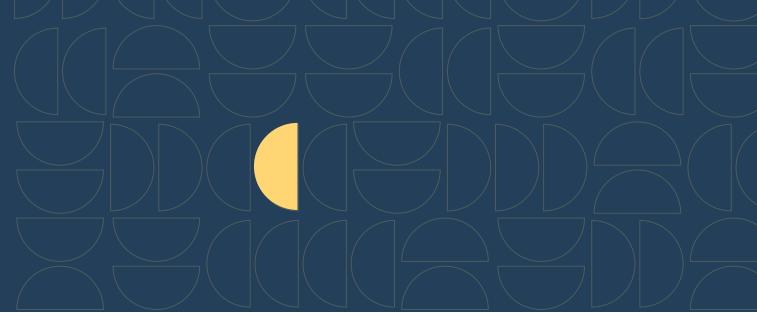
Clearance Height:
24'

LEASE RATE/SF:
\$1.45/SF NNN

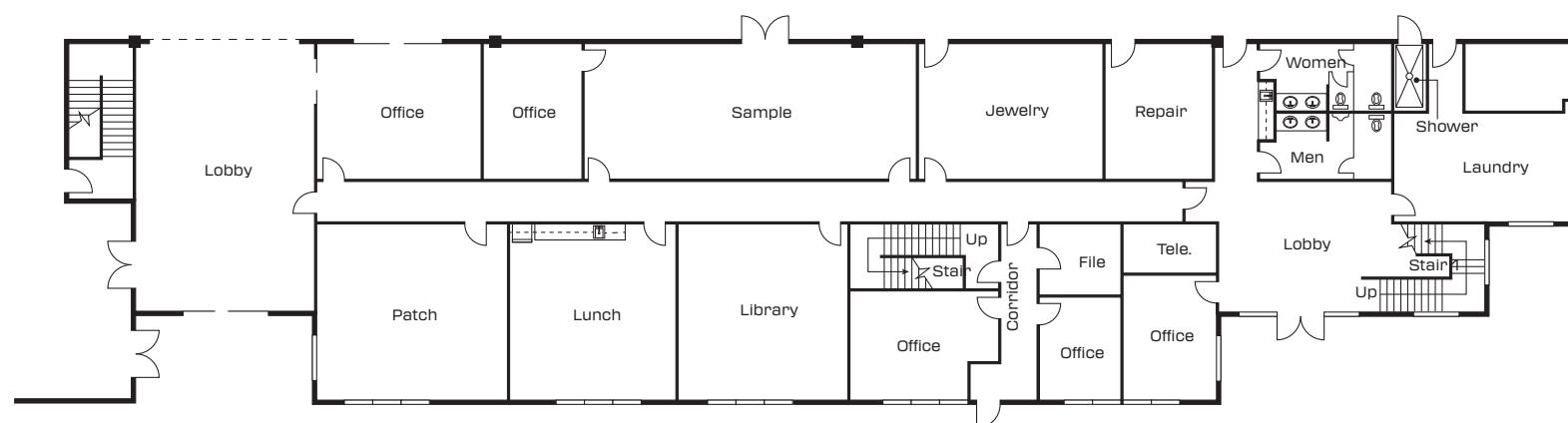


VANOWEN ST

FLOOR PLANS



11149 VANOWEN ST - SECOND FLOOR MEZZANINE



11149 VANOWEN ST - FIRST FLOOR

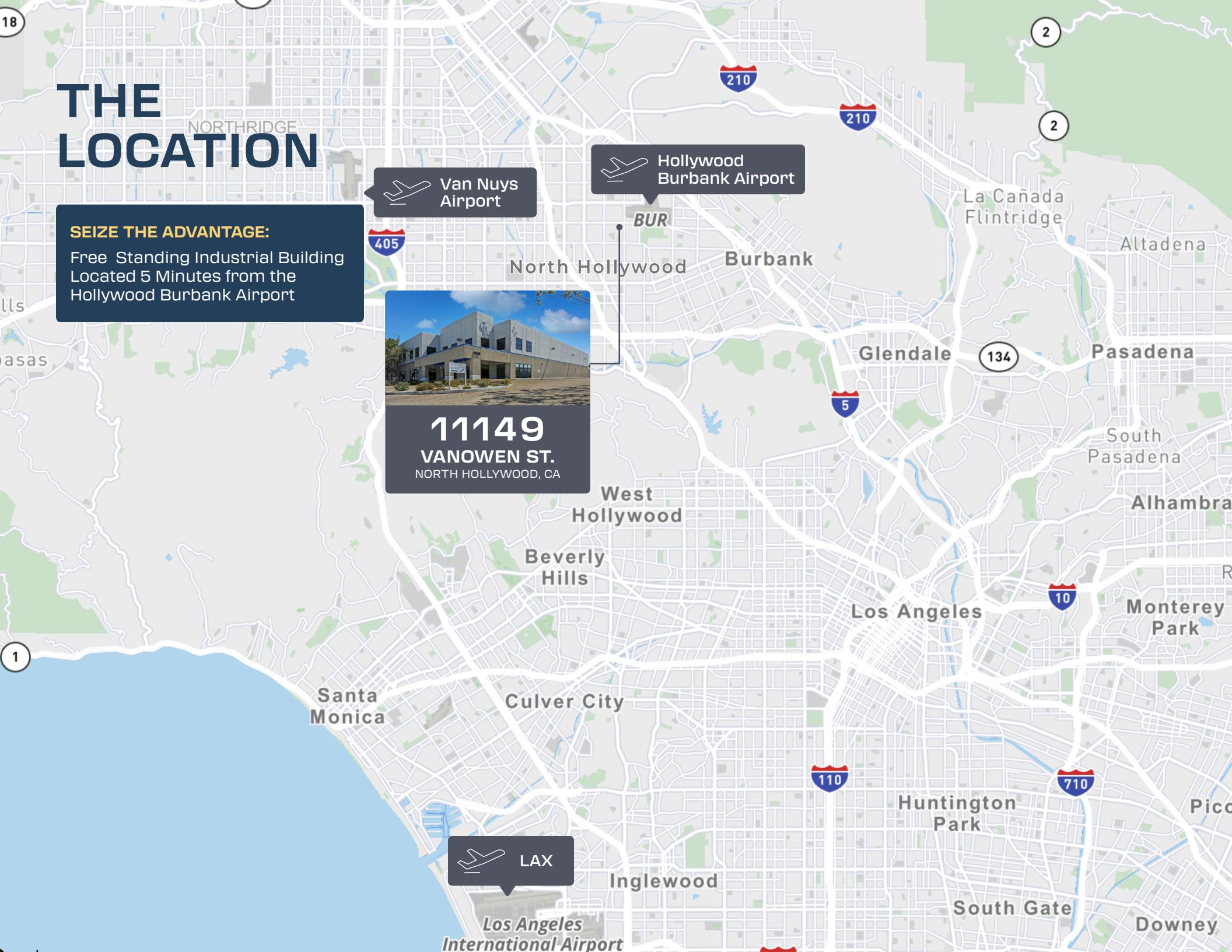
THE LOCATION

SEIZE THE ADVANTAGE:

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



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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.



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FOR MORE INFORMATION, PLEASE CONTACT:

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