

FOR SALE

32,356 SF

INDUSTRIAL BUILDING
SALE PRICE: \$10,800,000

OWNER-USER OPPORTUNITY



8321

DEL CELIS PLACE

NORTH HILLS, CA

PROPERTY HIGHLIGHTS



1,200 AMPS | 3 PHASE
400 AMPS | 1 PHASE



LARGE STEEL REINFORCED
SECURED ROOM



INTERIOR & EXTERIOR DOCK
GROUND LEVEL LOADING



FENCED & SECURE YARD

50 PARKING SPACES



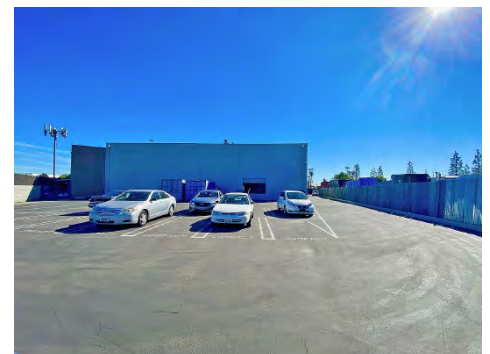
20' WAREHOUSE CEILING HEIGHT



M2 ZONED



2 MINUTES FROM
ROSCOE & 405 FREEWAY



spectrumcre.com | 818.252.9900

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



RON KASSAN



Executive Vice President
818.512.5001
ron@availablewarehouses.com
CA DRE Lic. #01063078

ART MINASSIAN



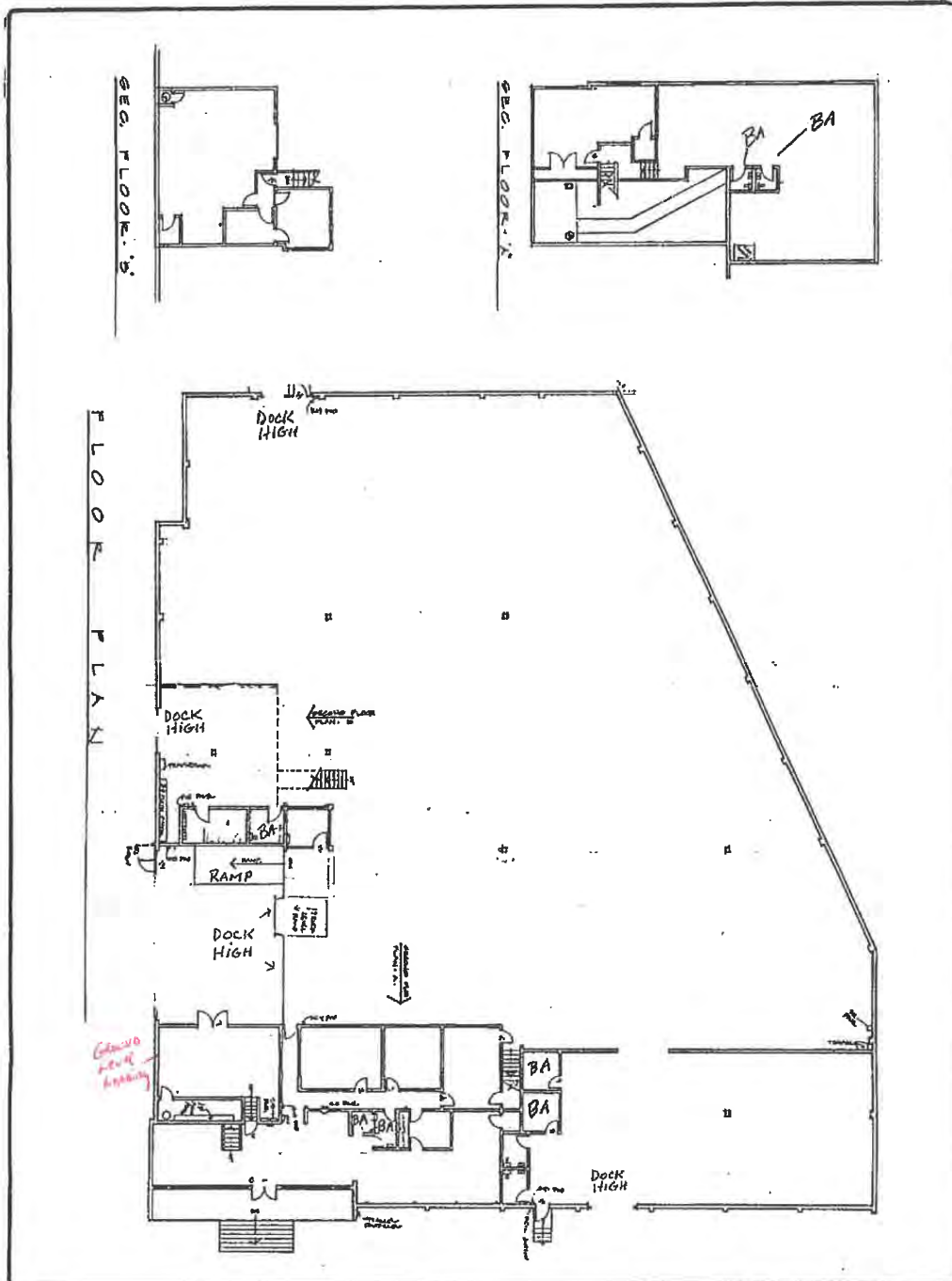
Senior Vice President
818.634.3722
art@availablewarehouses.com
CA DRE Lic. #02026662

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

8321

DEL CELIS PLACE

NORTH HILLS, CA



spectrumcre.com | 818.252.9900

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



RON KASSAN

Executive Vice President
818.512.5001
ron@availablewarehouses.com
CA DRE Lic. #01063078



ART MINASSIAN

Senior Vice President
818.634.3722
art@availablewarehouses.com
CA DRE Lic. #02026662



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805