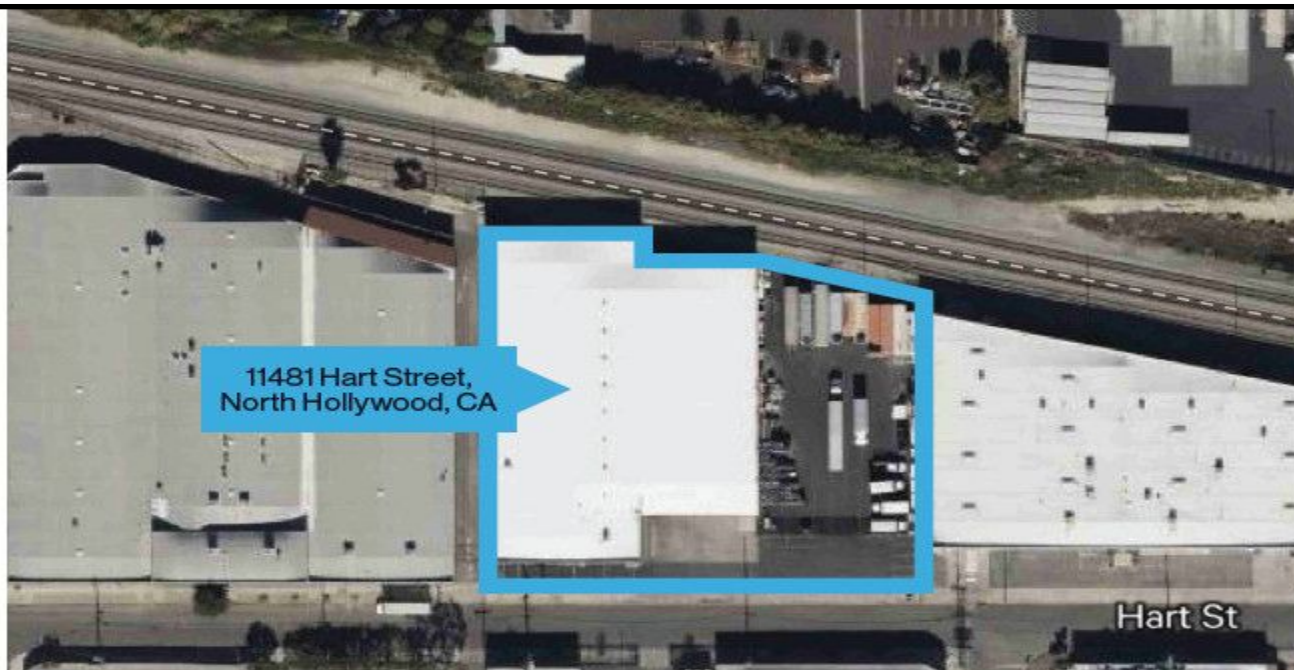


Available SF 39,000 SF

Industrial For Sublease

Building Size 39,000 SF



Address: 11481 Hart St, North Hollywood, CA 91605

Cross Streets: Farmdale Ave/Hart St

Sublease Through 7/31/2029
Close Proximity to Burbank Airport
18' Clear Height
Sublessee Shall be Able to Occupy Up to 100% of The Yard

Lease Rate/Mo: \$56,940
Lease Rate/SF: \$1.46
Lease Type: Gross
Available SF: 39,000 SF
Minimum SF: 39,000 SF
Prop Lot Size: 1.71 Ac / 74,354 SF
Term: Sublease Through 7/31/2029
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$10,003 / 2023
Yard: Fenced / Paved
Zoning: M2-1VL

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 0
DH Doors/Dim: 3 / 18'x10'
A: 400 V: 240 O: 1 W:
Construction Type:
Const Status/Year Blt: Existing / 1963
Whse HVAC: No
Parking Spaces: 14 / Ratio: 0.4:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 2,100 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: East SFV
APN#: 2320001011

Listing Company: CBRE
Agents: [Bennett Robinson 818-458-7853](mailto:bennett.robinson@cbre.com)

Listing #: 41180244

Listing Date: 10/02/2024

FTCF: CB000N000S000

Notes: Call broker for commission information. Taxes are for the whole building. Sublessee to verify power. The sublessee leasing the approximate 39,000 SF space shall be able to occupy up to 100% of the yard.