

13215  
LEADWELL ST  
*North Hollywood*

LEASE

**M2 LIGHT**  
MANUFACTURING LOT



# 13215 LEADWELL STREET

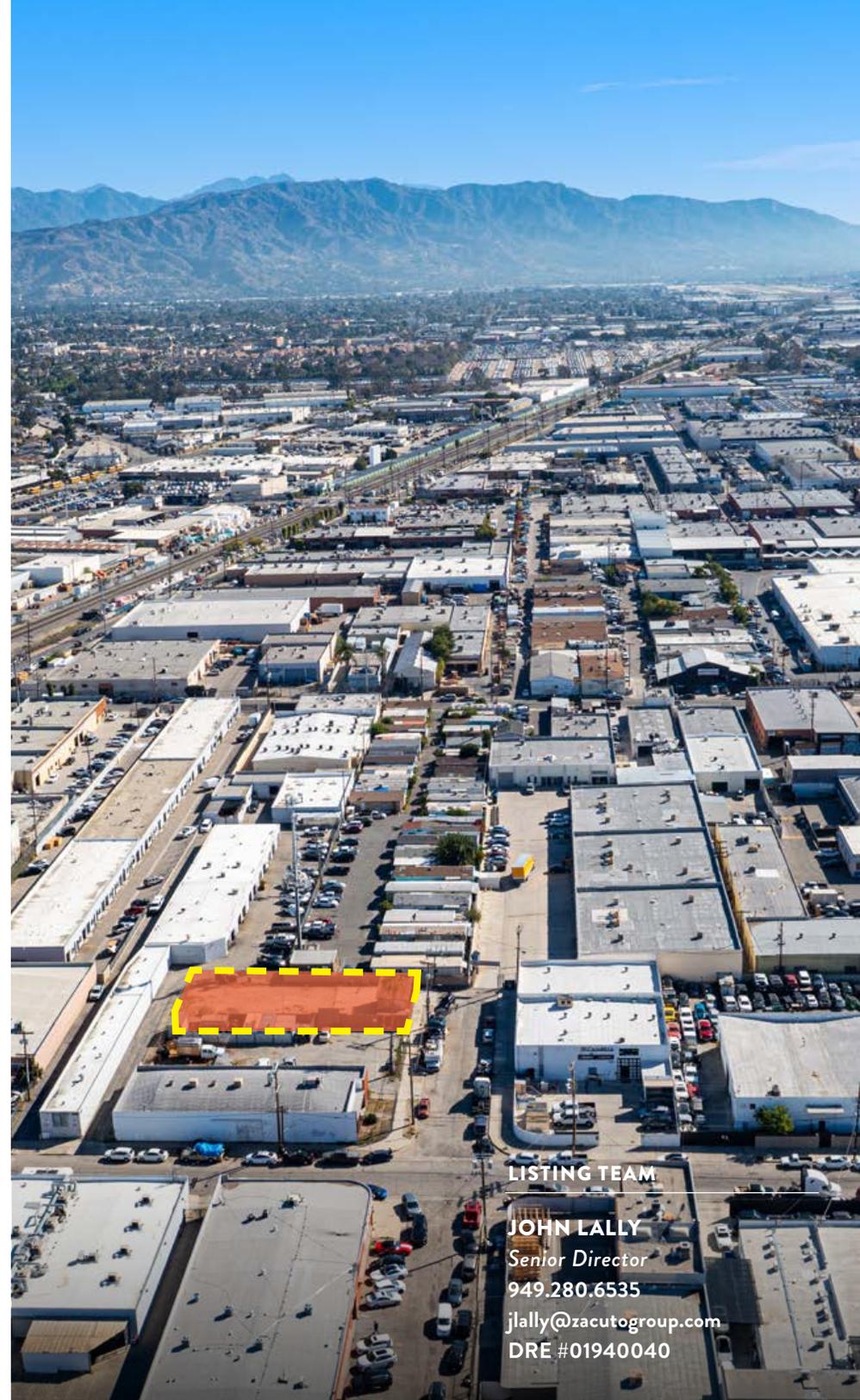
NORTH HOLLYWOOD, CALIFORNIA, 91605

*Zacuto Group is pleased to announce a new leasing assignment located at 13215 Leadwell Street, North Hollywood, CA 91605. This offering is a prime opportunity to lease an industrial yard ideal for storage, parking, or contractor use. This rare offering features a secure, level, and accessible site located in the heart of North Hollywood's established industrial corridor. The property provides excellent access to major freeways and a strong surrounding tenant base, making it an attractive option for a wide range of industrial users.*

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Located just minutes from the 170, 5, 405 & 101 Freeways, the site provides easy connectivity throughout the San Fernando Valley and Greater Los Angeles. The property is surrounded by a mix of industrial, distribution, and service-related businesses, benefiting from strong workforce availability & proximity to the Burbank & Van Nuys Airport and key commercial hubs.

This property represents a flexible industrial lease opportunity in one of Los Angeles' most supply-constrained markets. With increasing demand for outdoor storage, construction staging, and logistics support space, 13215 Leadwell Street offers investors and tenants the chance to secure a high-performing asset in a core infill location.



#### LISTING TEAM

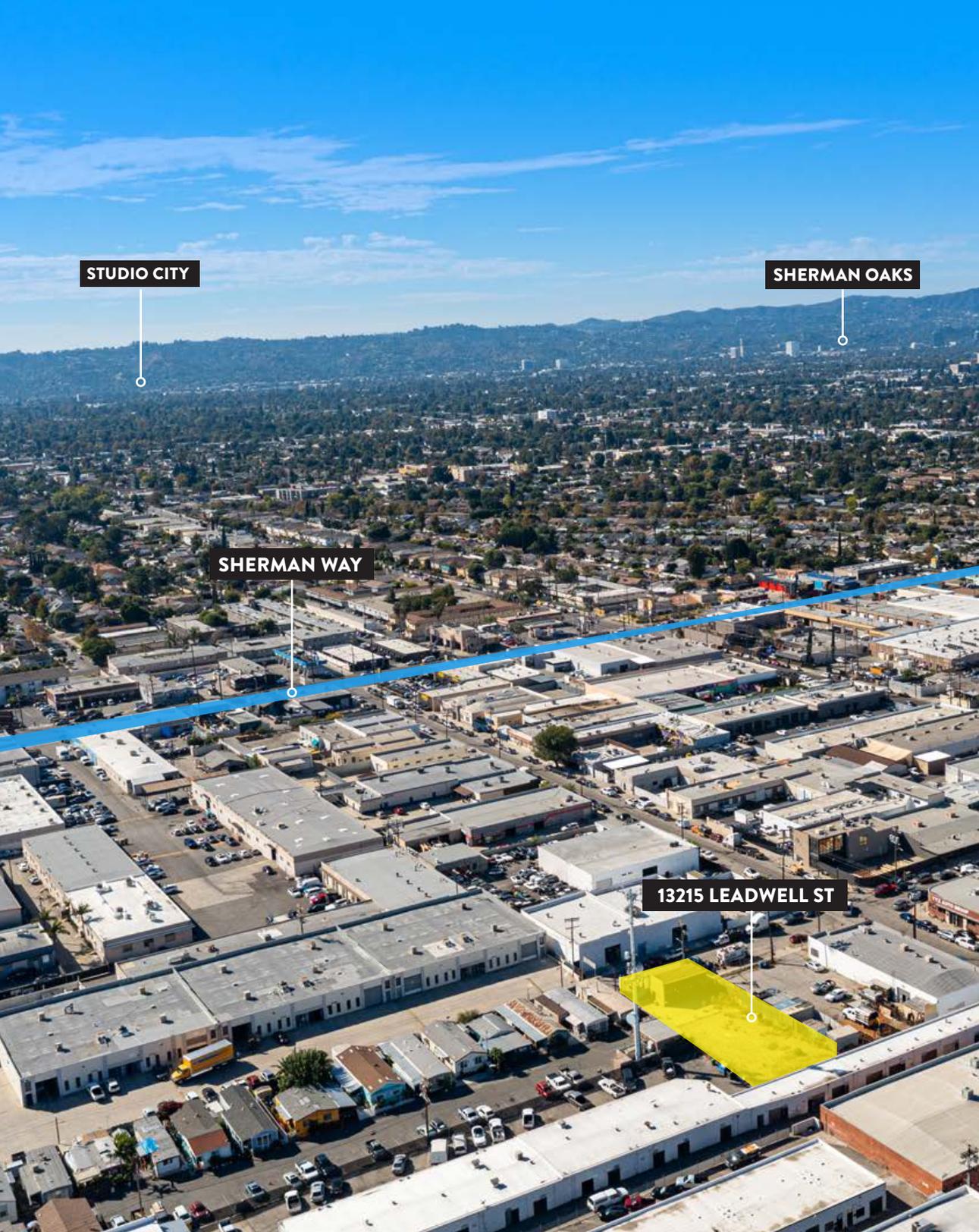
**JOHN LALLY**

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DRE #01940040



# LEASE DETAILS

13215 LEADWELL STREET  
NORTH HOLLYWOOD, CA 91605

## **SIZE**

8,000 SF

## **PRICE**

\$0.65/SF NNN

## **TERM**

3-5 years

## **PARKING**

Onsite parking lot

## HIGHLIGHTS

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**INDUSTRIAL YARD IDEAL  
FOR STORAGE, PARKING, OR  
CONTRACTOR USE**

**NEAR 170, 5, 405 & 101 FREEWAYS &  
BURBANK AIRPORT**

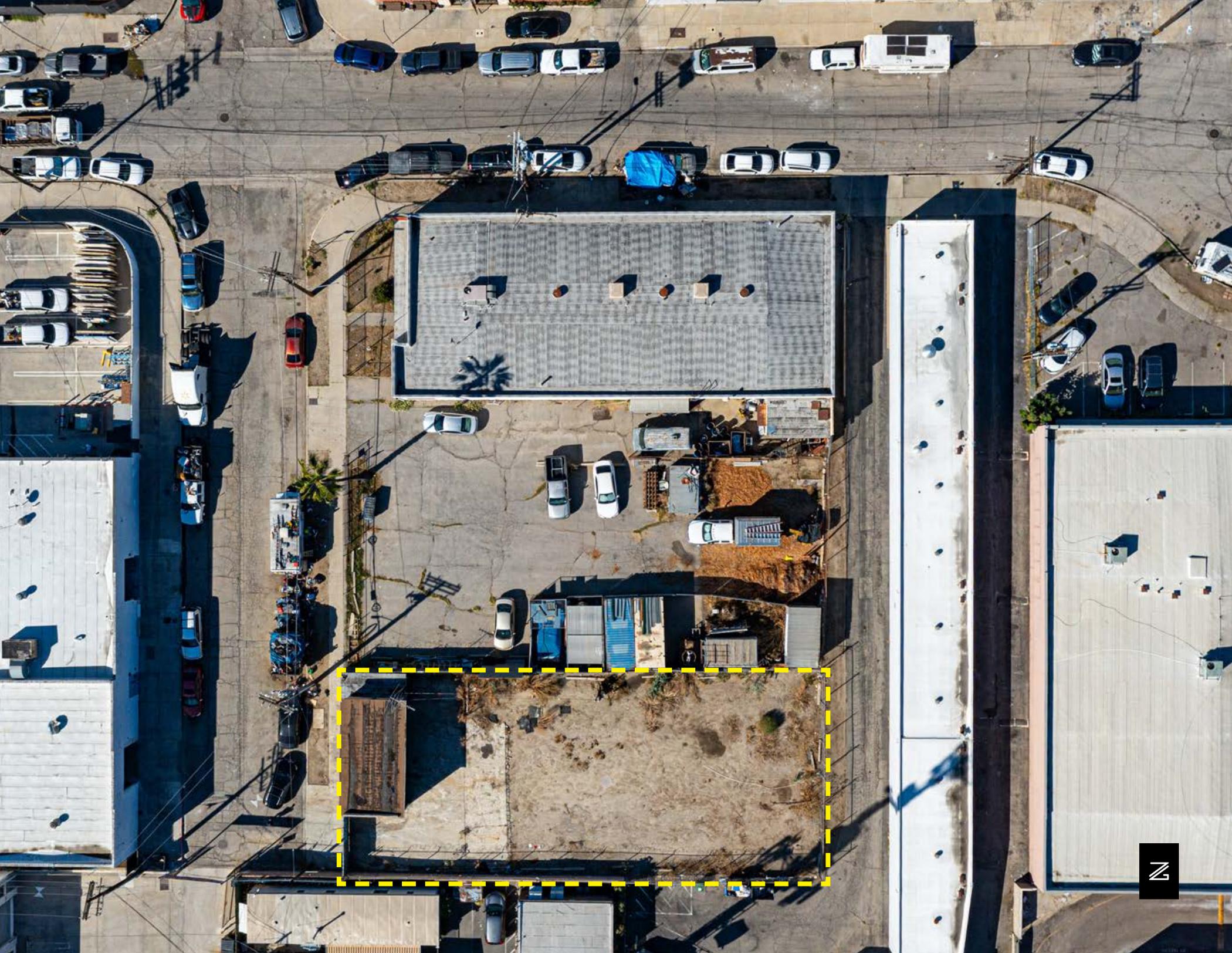
**LOCATED IN NORTH HOLLYWOOD'S  
ESTABLISHED INDUSTRIAL  
CORRIDOR**

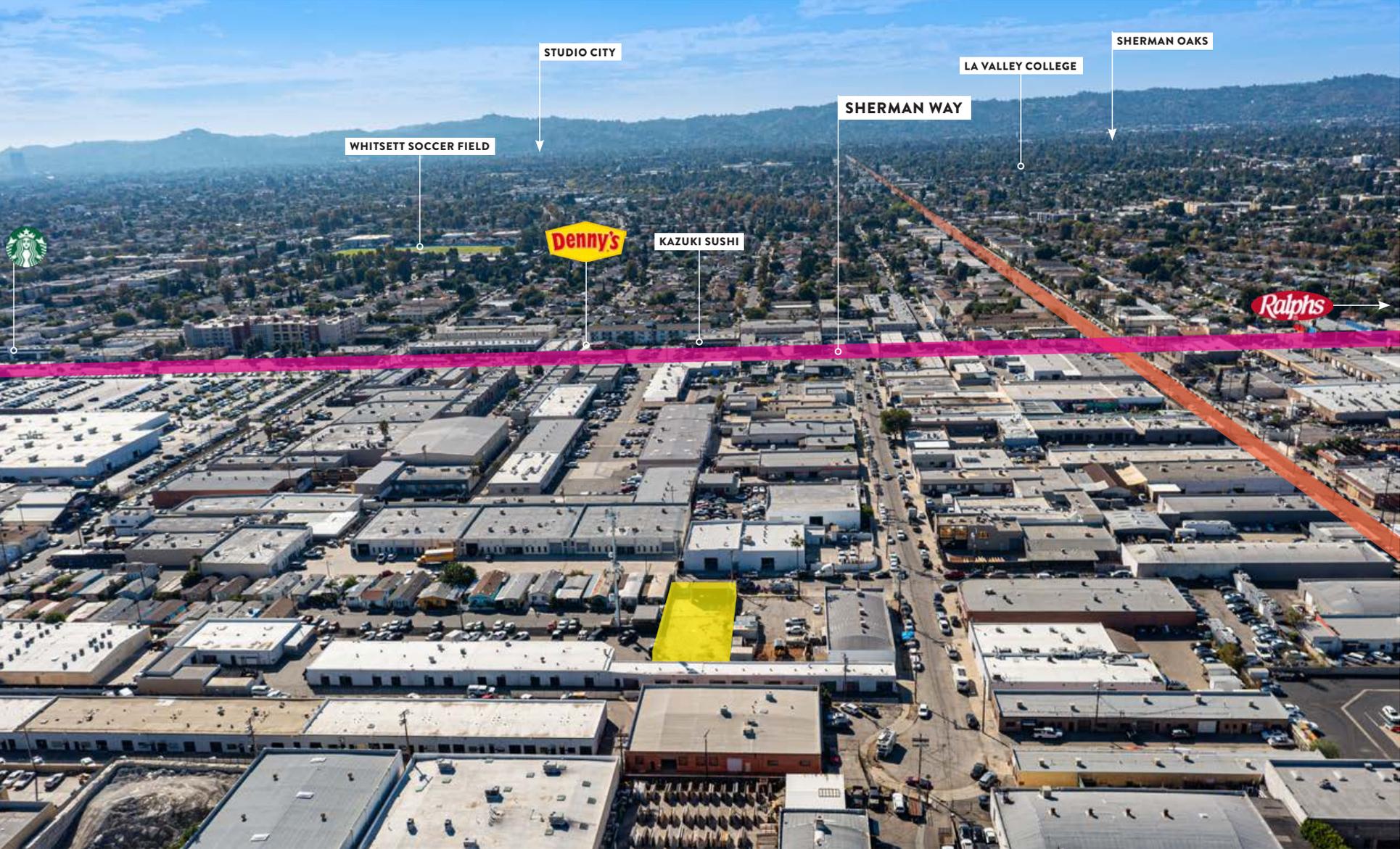
## LISTING AGENT

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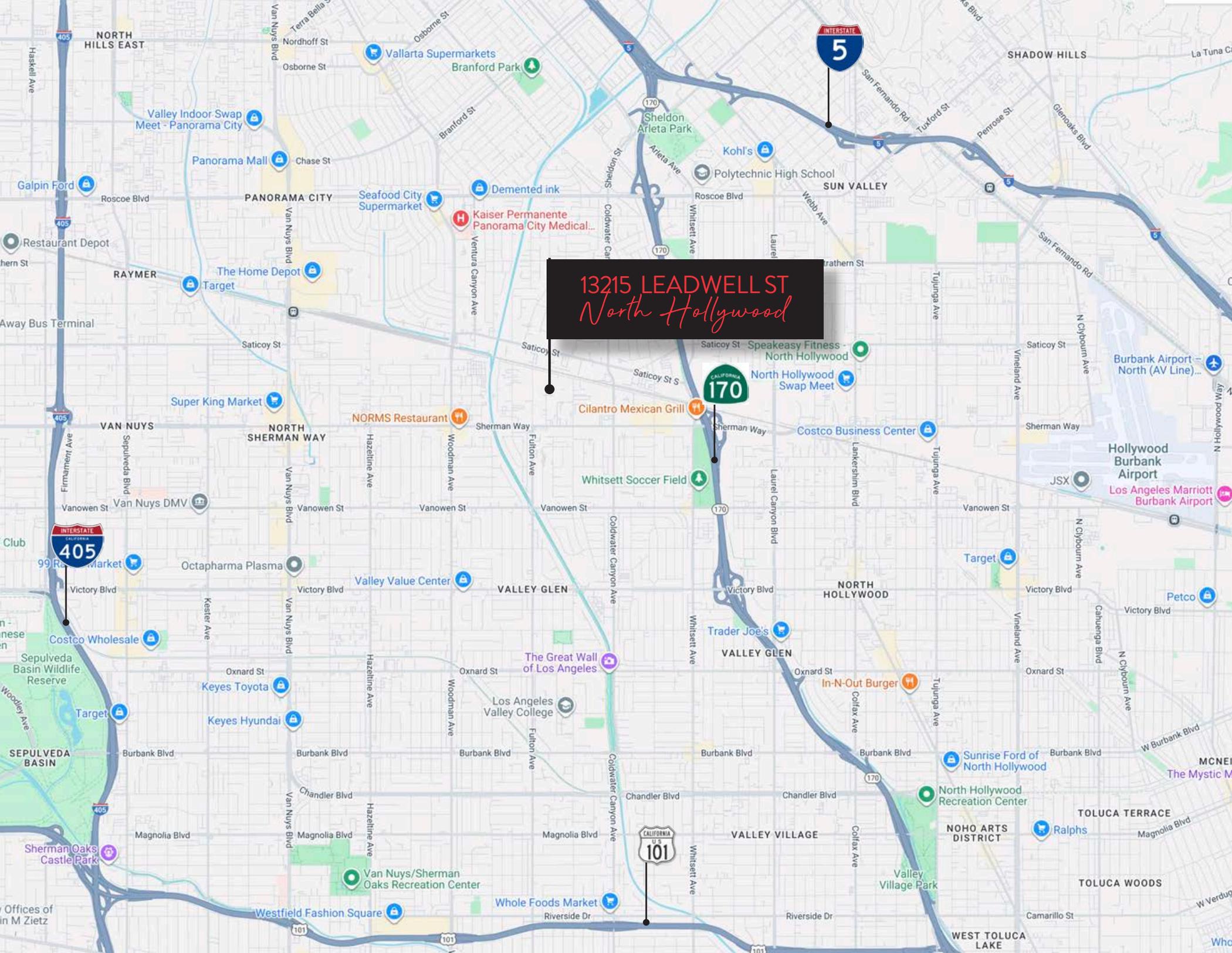


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