



11651 Hart St, North Hollywood

110,684 SF Industrial Building for Lease



David Harding

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Full
Sherman Way
On / Off Ramps

170

Laurel Canyon Blvd

Sherman Way

11651 Hart St

Hart St

Vanowen St

Lankershim Blvd

Property Highlights



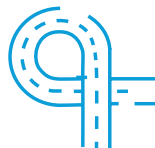
Rare, Large North Hollywood
Industrial Property



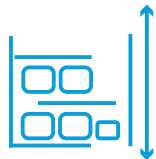
8 Truck High
Positions



2 Separate
Fenced Yards



Easy Access to 170
Freeway



19'-22' Clear Height

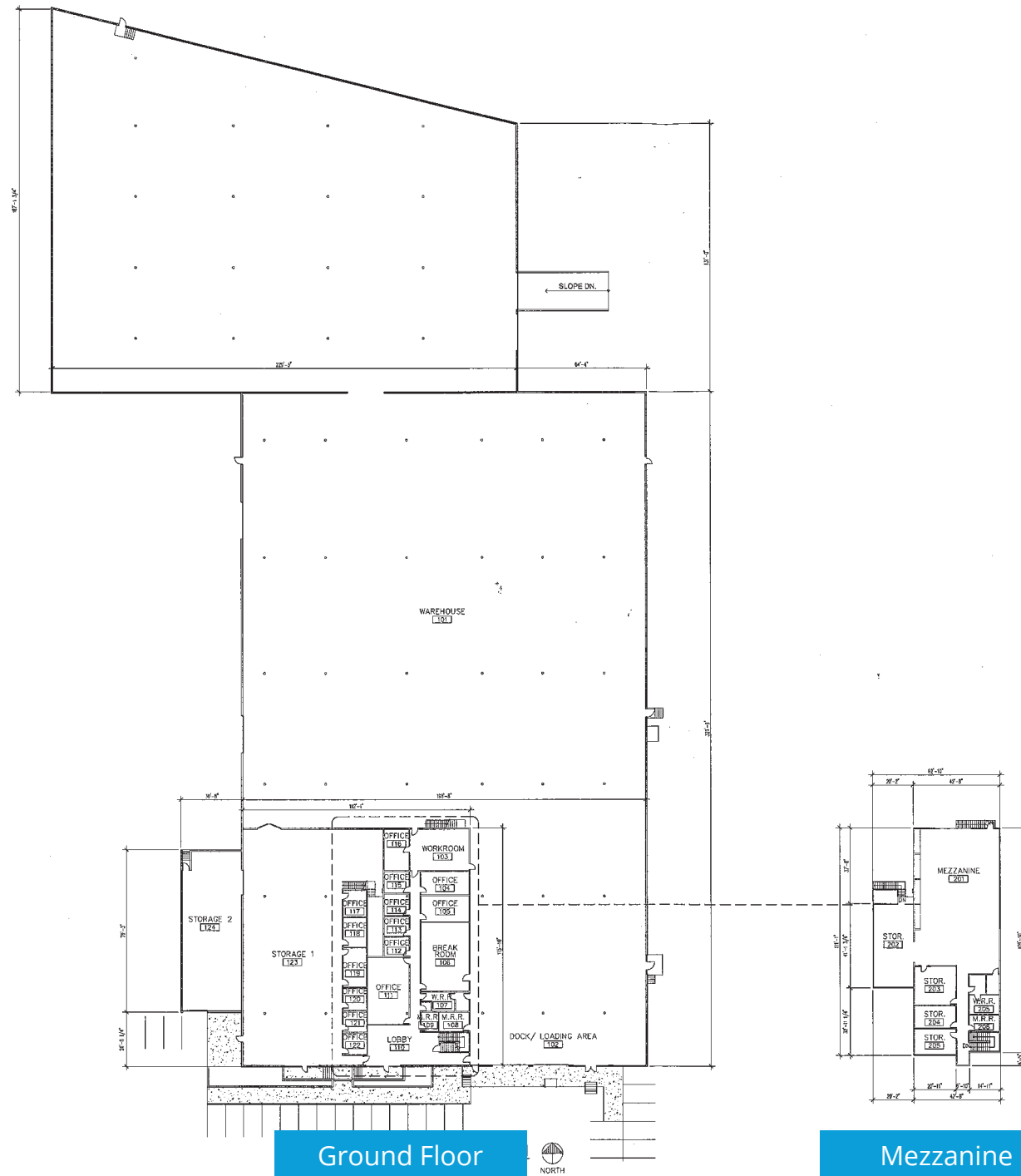
Property Specifications

Available SF	110,684
Office SF / #	10,595 / 17 (includes 5,465 SF Mezz Office)
Clear Height	19'-22'
DH / GL Doors	8 / 2
Power	1800A, 277/480V, 3Ph, 4W
Parking Spaces	TBD
Restrooms	6
Sprinklered	Yes
Fenced Yard	Fenced / Paved
Zoning	LAM2
Year Built	1971
Monthly Rent	\$185,949
Lease Rate PSF	\$1.68 NNN / Op.Ex. \$0.27
Possession	8/1/2027
To Show	Call Agent

Notes: 2 Panels: 1200 and 600 Amps. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



Layout



Exterior Photos



Regional Map

Hollywood Burbank Airport

2.2 miles

Van Nuys Airport

7.1 miles

Union Station

16.4 miles

Los Angeles International Airport

28.7 miles





Contact Info

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