



Available Acres 0.64

Land For Lease

Available SF 28,000



**Address:** 7244 Varna Ave, North Hollywood, CA 91605

**Cross Streets:** Varna Ave/Sherman Way

28,000 SF of Land For Lease

Fenced and Paved Yard

Water, Sewer, Gas, and Electric Connected

2500 SF Metal Building with Two Offices

Two Bathrooms and Warehouse Space Included

Adjacent to 170, 5,101 and 405 Freeways

**Lease Rate/Mo:** \$21,000  
**Lease Rate/SF:** \$0.75  
**Lease Type:** Industrial Gross  
**Lease Terms:** Submit  
**Sale Price/SF:** NFS  
**Sale Price:** NFS

**Available Acres:** 0.64 Ac  
**Available SF:** 28,000 SF  
**Divisible SF:** No  
**Building SF:** 2,500 SF  
**Yard:** Fenced/Paved  
**Gas:** Yes  
**Water:** Yes  
**Sewer:** Yes  
**Electric:** Yes  
**Fiber:** No

**Specific Use:** Industrial  
**Zoning:** M2  
**Rail Service:** No  
**Market Area:** East SFV  
**APN:** 2328-028-008

**Listing Company:** Precision Properties  
**Agents:** [Eli Anishban 818-402-8858](mailto:eli@precisionproperties.com)

**Listing #:** 43329122  
**Notes:** Call broker for commission information.

**Listing Date:** 09/09/2025

**FTCF:** CB000N000S000



**Eli Anishban**  
eli@precisionproperties.com  
818-402-8858

**AIRCR** Powered by **MOODY'S**