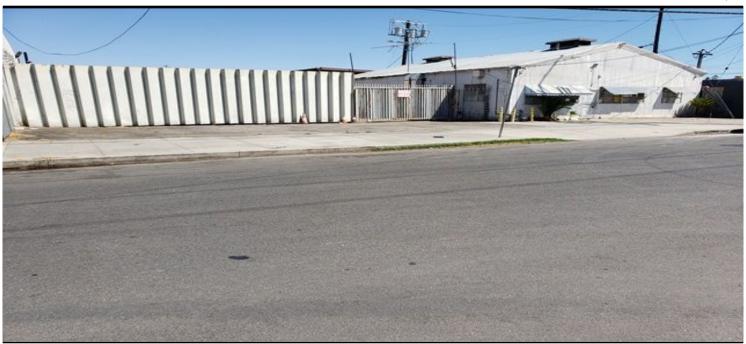


Available Acres 0.64 Land For Lease Available SF 28,000



Address: Cross Streets:

7244 Varna Ave, North Hollywood, CA 91605 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 **Available Acres:** Available SF: Lease Rate/SF: \$0.75 Divisible SF: Lease Type: **Industrial Gross** Lease Terms: Submit **Building SF:** Sale Price/SF: Yard: NFS Sale Price: NFS

 ailable Acres:
 0.64 Ac
 Gas:
 Yes

 ailable SF:
 28,000 SF
 Water:
 Yes

 visible SF:
 No
 Sewer:
 Yes

 ilding SF:
 2,500 SF
 Electric:
 Yes

 rd:
 Fenced/Paved
 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

Listing #: 43329122 Listing Date: 09/09/2025 FTCF: CB000N000S000

Notes: Call broker for commission information.



AIRCRÉ MOODY'S