

SHERMAN WAY INDUSTRIAL CENTER

7230-7270 Bellaire Ave | 12607-12619 Sherman Way | 12612-12630 Raymer St

North Hollywood, CA 91605

Now Offering
**6 MONTHS
HALF RENT**
on a 3 Year Term*



*Or 4 months rent on a 2-year term

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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR LEASE

RENOVATED INDUSTRIAL SUITES IN THE HEART OF NORTH HOLLYWOOD

Spanning three streets in North Hollywood, Sherman Way Industrial Center is a multi-building campus built with flexible space, high power, and broad access.

With new spec suites ready, the park features grade level loading doors, 3-phase power, and gated parking — ideal for light manufacturing, distribution, creative production, and beyond.

Centrally positioned with direct access to the 170, 5, 134, and 405 freeways, Sherman Way Industrial Center delivers connectivity across Greater Los Angeles and beyond with Hollywood Burbank Airport just 9 mins away.

PROPERTY HIGHLIGHTS

- Recently Renovated Industrial Park
- New Spec Suites Ready for Immediate Occupancy
- New Private Restrooms and Kitchenettes
- Varying Suite Sizes, Office Build Outs Available
- Air-Conditioned Suites Available
- Grade Level Loading Doors
- 200 AMP | 120/240v | 3 Phase Power
- Gated, Secure On-Site Parking



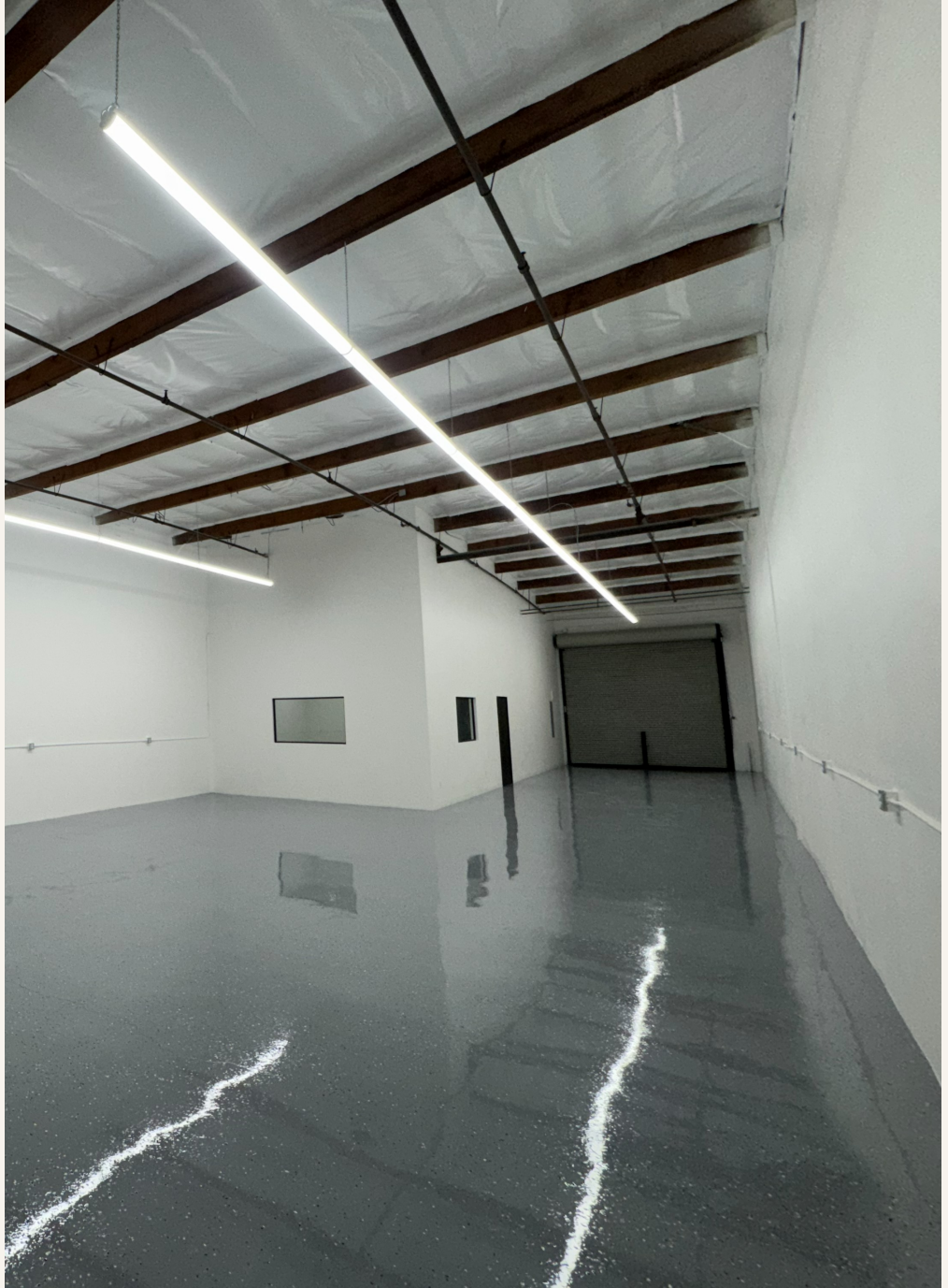
AVAILABLE SPACE

Unit	Size	Rent	Status
7236 Bellaire Ave	2,611 RSF	\$6,250 / Month	Available Now
7246 Bellaire Ave	1,946 RSF	\$4,700 / Month	Available May 1
12628 Raymer St	2,740 RSF	\$6,600 / Month	Available Now

EXTERIOR VIEWS OF SHERMAN WAY INDUSTRIAL CENTER



TYPICAL UNIT INTERIORS AT SHERMAN WAY INDUSTRIAL CENTER



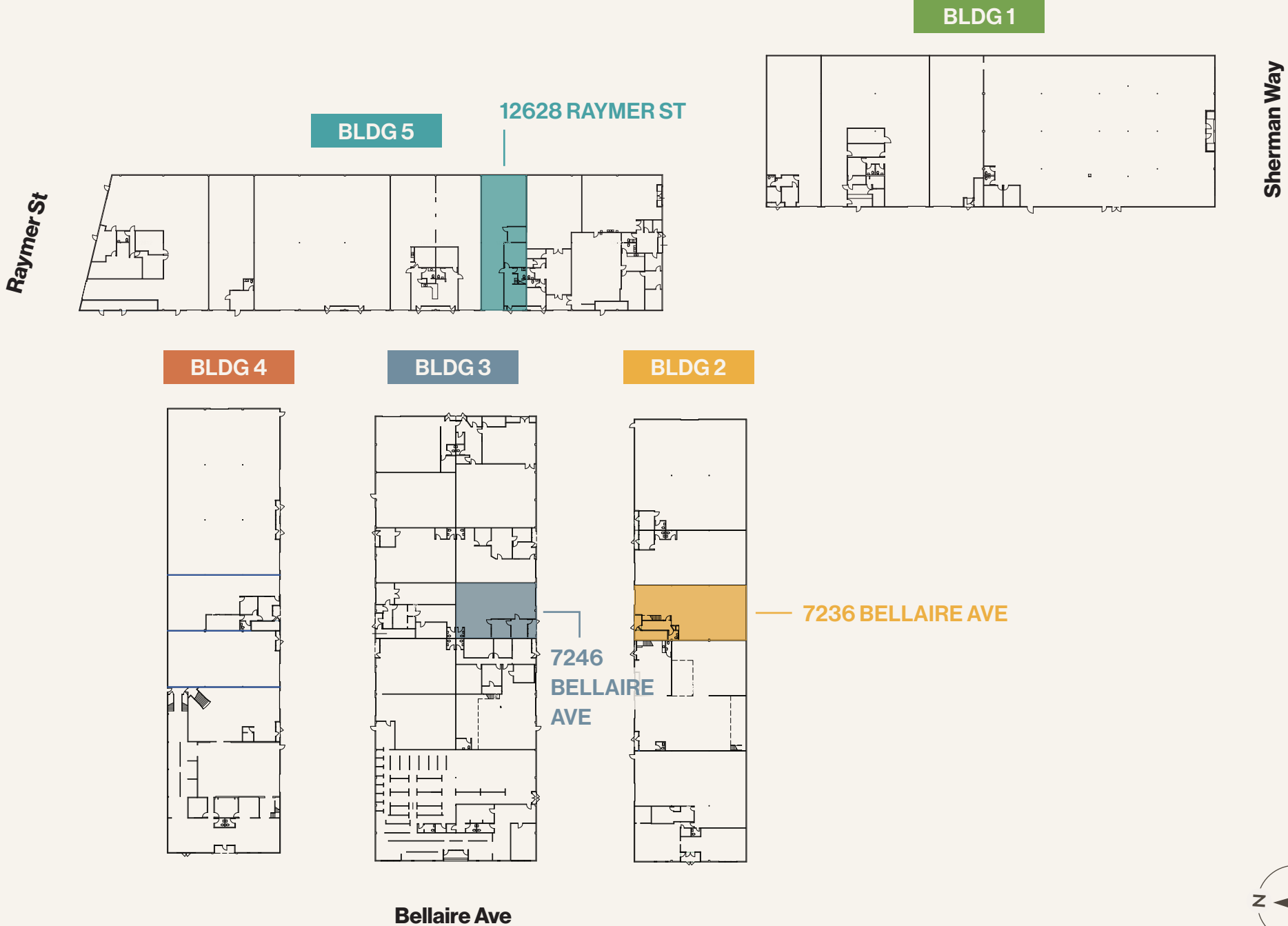
TYPICAL UNIT INTERIORS AT SHERMAN WAY INDUSTRIAL CENTER



AVAILABLE UNITS



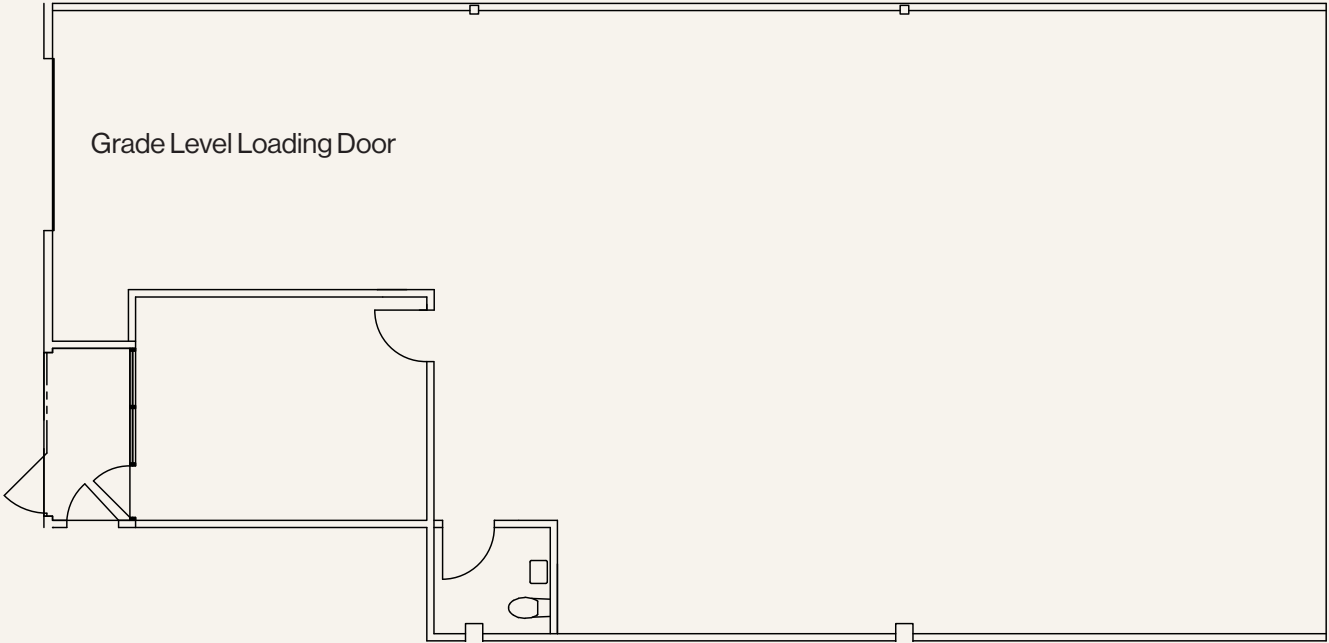
SITE PLAN WITH AVAILABILITIES



AVAILABLE SPACE

FLOOR PLAN

Bldg 2
7236 Bellaire Ave
2,611 RSF



Monthly Rent
\$6,250

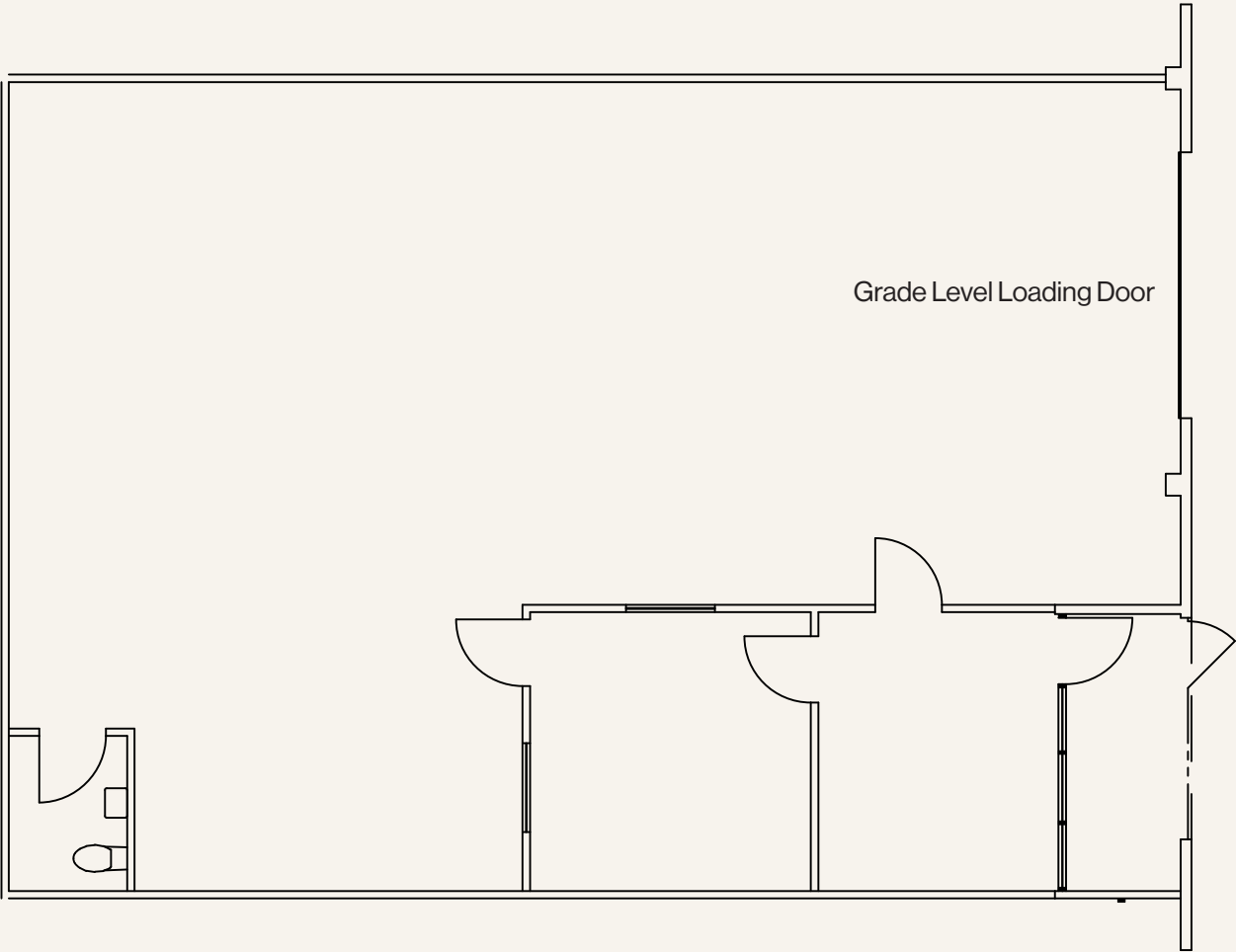


AVAILABLE SPACE

FLOOR PLAN

Bldg 3
7246 Bellaire Ave

1,946 RSF



Monthly Rent

\$4,700



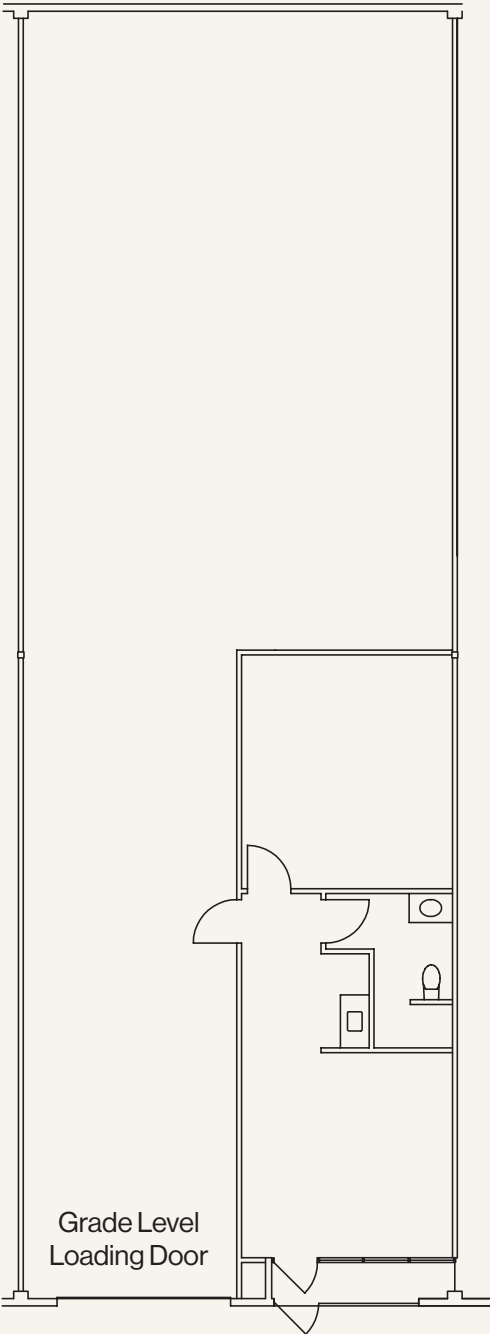
AVAILABLE SPACE

FLOOR PLAN

Bldg 5
12628 Raymer St
2,740 RSF



Monthly Rent
\$6,600



LOCATION & ACCESS

Sherman Way Industrial Center is centrally located in North Hollywood with access to the 170, 5, 134, and 405 freeways, which provide connectivity across the San Fernando Valley and greater Los Angeles.

With easy access to airports, transit, and nearby amenities, Sherman Way Industrial Center combines function, visibility, and convenience in one highly accessible location.



Updated Jan 23, 2026