

FOR LEASE

7428 Bellaire Ave
North Hollywood, CA 91605

15,270 SF Industrial Warehouse



Colliers

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CBRE

Michael Bogle

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Michael.Bogle@cbre.com

Accelerating success.

Property Highlights



Beautiful, Bright
Modern Offices



Dock High &
Ground Level
Loading



Functional, Clean
Space with Shared,
Gated Yard



Future Expansion
Possibilities



Immediate 170
Freeway Access;
Proximate to 5
Freeway



Proximity to Studios,
Burbank Airport

Property Aerial

7428 Bellaire Ave
15,270 SF

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15,270 SF

Saticoy St

Bellaire Ave

Saticoy St

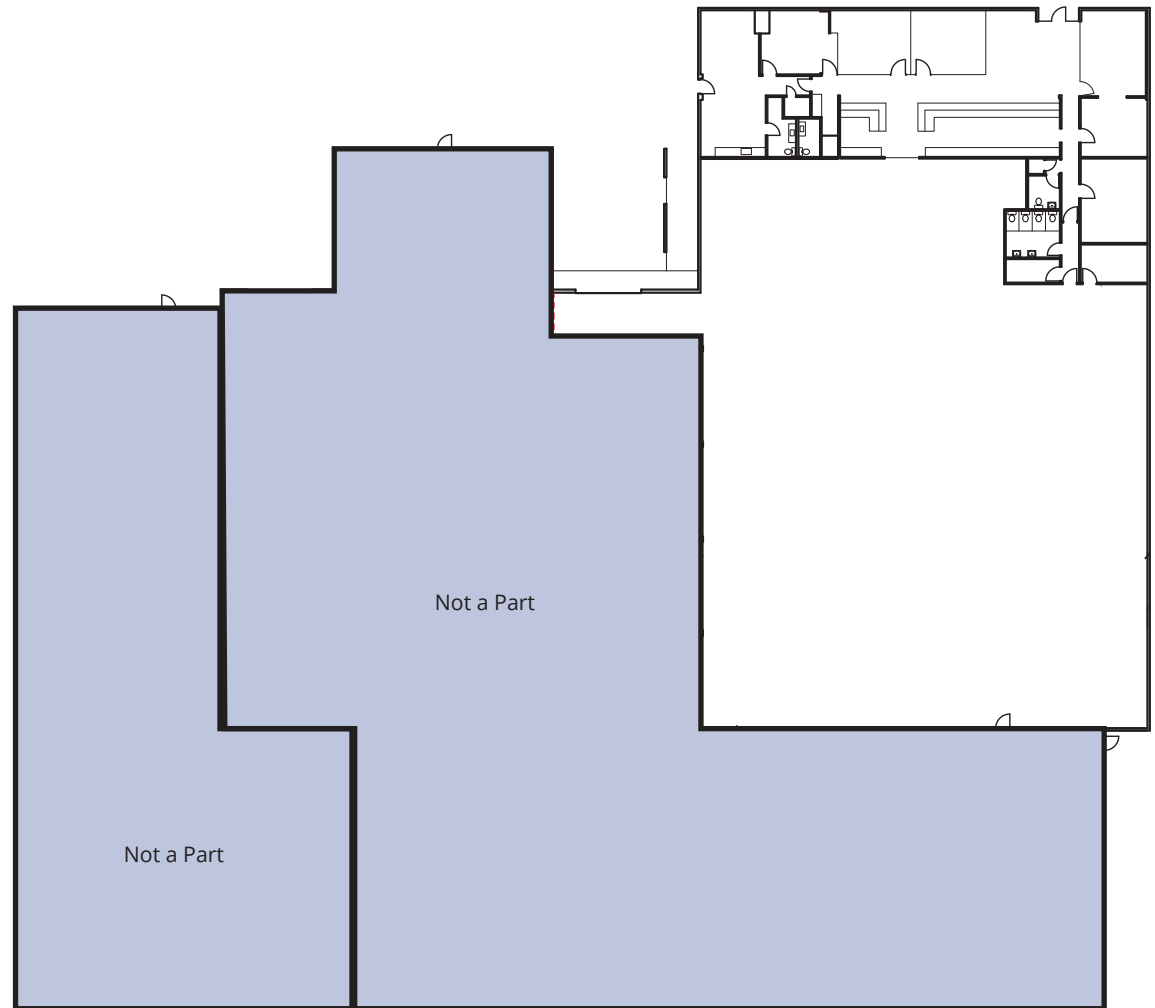
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Leased!



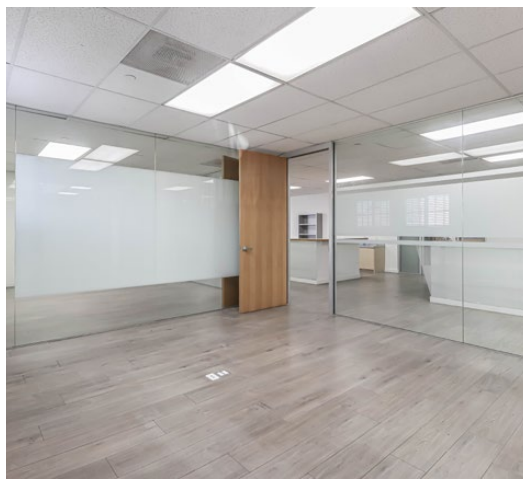
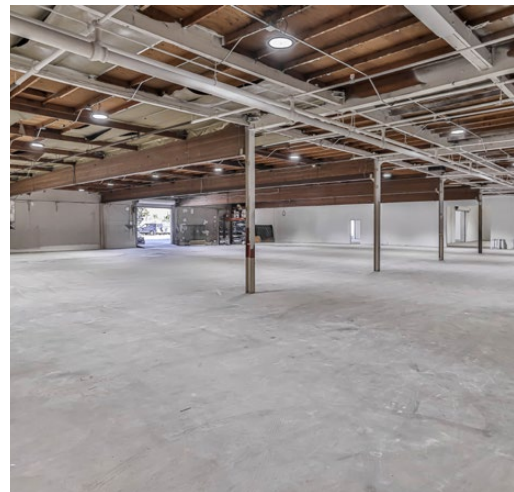
Specifications

Available SF	15,270
Monthly Rent	\$18,324
Lease Rate/SF	\$1.20 NNN
Operating Expenses/SF	\$0.27
Clear Height	10'-13'
DH Doors	1
GL Doors / Dim	1 / 10.53'x11'
Power	600A, 240V, 3Ph, 4W
Parking Spaces	17 / 1.16:1
Office SF / #	3,100 / 7
Restrooms	4 with Executive Shower
Sprinklered	Yes
Yard	Fenced / Paved
Zoning	M1
Possession	Now



Notes: Dock is ~3.89' high. Quoted electrical service is based on power panel info, which 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.

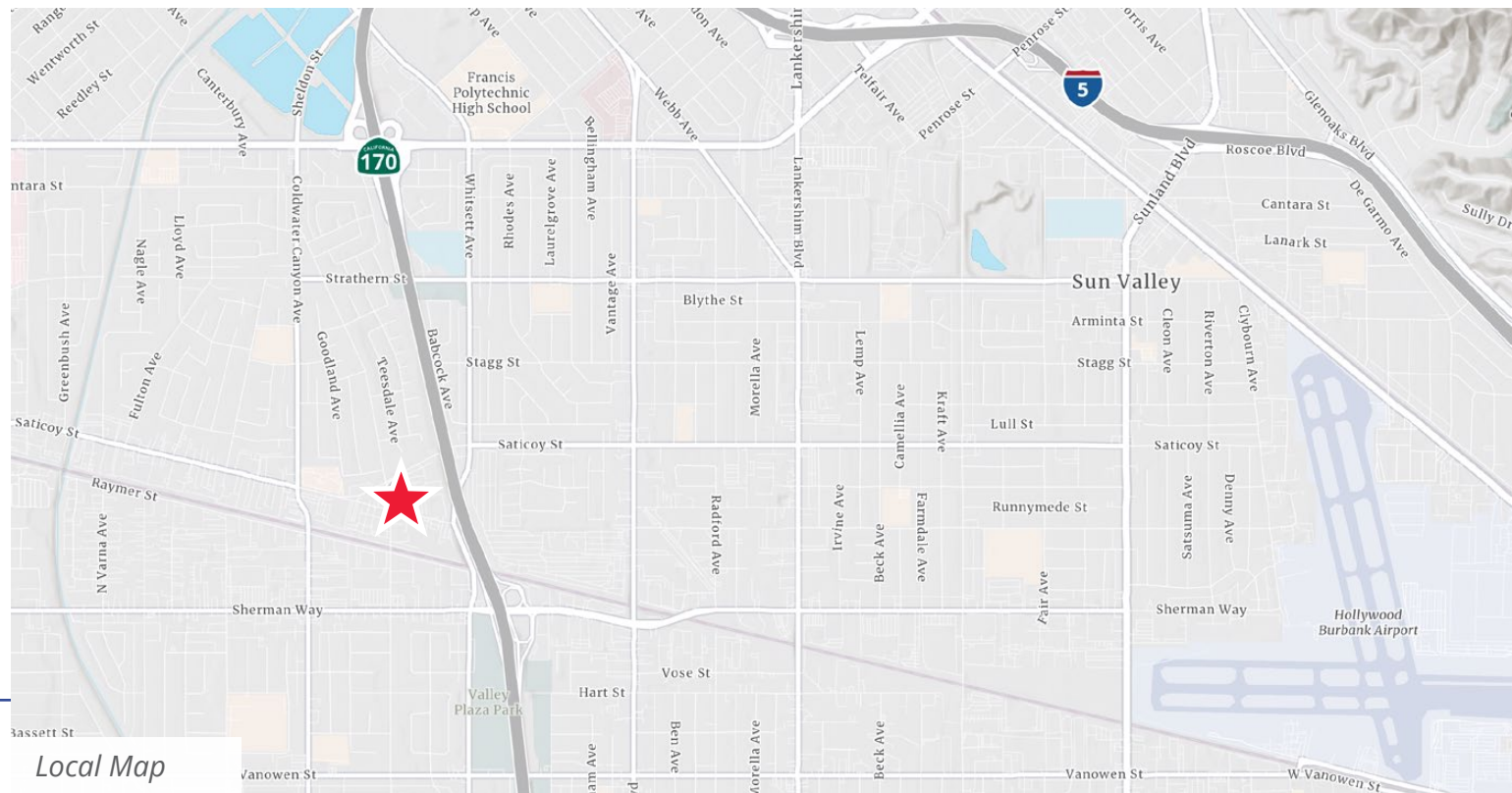
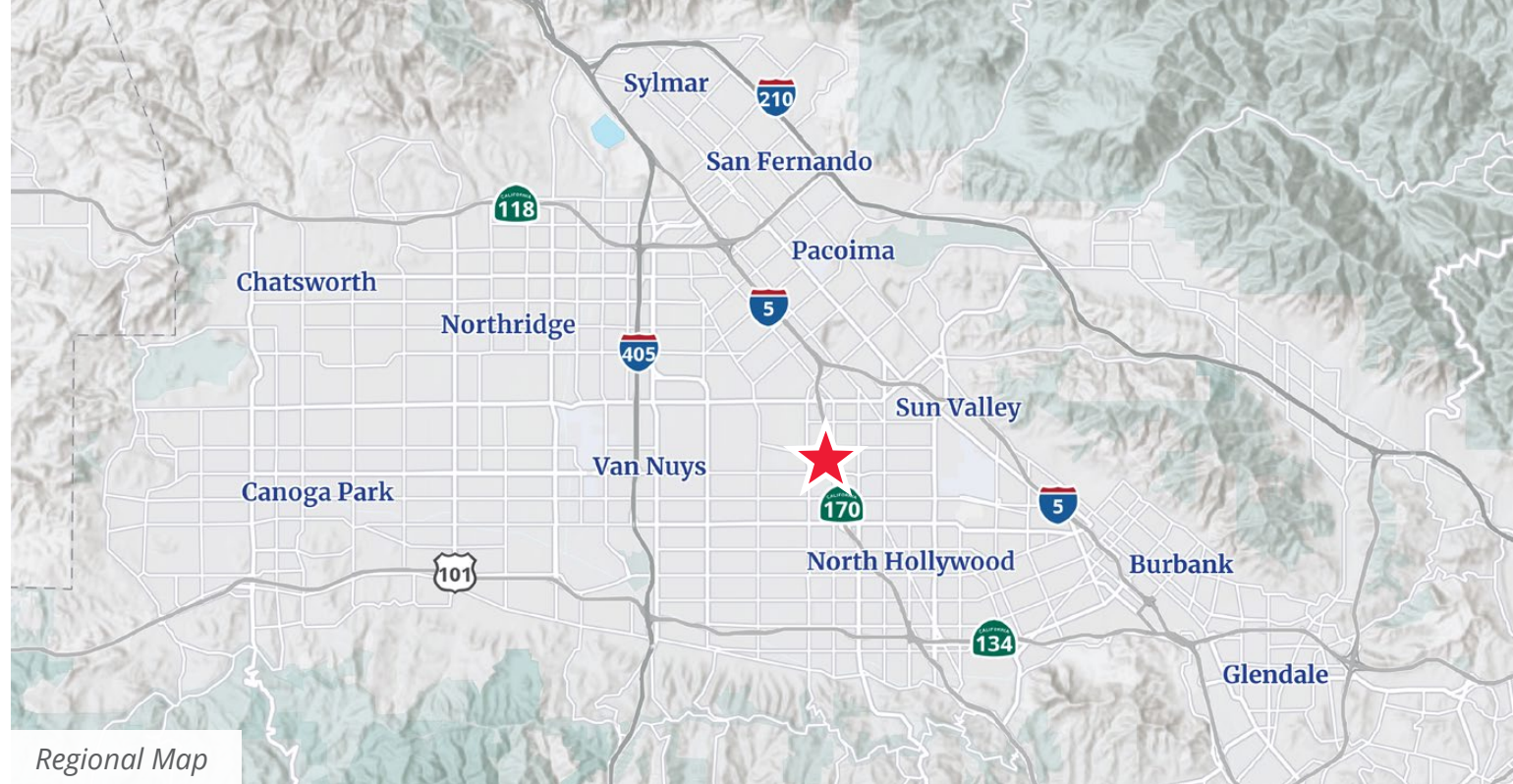
Photos | 7428 Bellaire Ave



Proximity to Studios and Burbank Airport



Location Maps





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