



ZACUTO GROUP

COMMERCIAL REAL ESTATE

13213

LEADWELL ST
North Hollywood



LEASE

M2 LIGHT
MANUFACTURING LOT

13213 LEADWELL STREET

NORTH HOLLYWOOD, CALIFORNIA, 91605

Zacuto Group is pleased to announce a new leasing assignment located at 13213 Leadwell Street, North Hollywood, CA 91605. This offering is a prime opportunity to lease an industrial yard ideal for storage, parking, or contractor use. This rare offering features a secure, level, and accessible site located in the heart of North Hollywood's established industrial corridor. The property provides excellent access to major freeways and a strong surrounding tenant base, making it an attractive option for a wide range of industrial users.

Located just minutes from the 170, 5, 405 & 101 Freeways, the site provides easy connectivity throughout the San Fernando Valley and Greater Los Angeles. The property is surrounded by a mix of industrial, distribution, and service-related businesses, benefiting from strong workforce availability & proximity to the Burbank & Van Nuys Airport and key commercial hubs.

This property represents a flexible industrial lease opportunity in one of Los Angeles' most supply-constrained markets. With increasing demand for outdoor storage, construction staging, and logistics support space, 13213 Leadwell Street offers tenants the chance to secure a high-performing asset in a core infill location.



LISTING TEAM

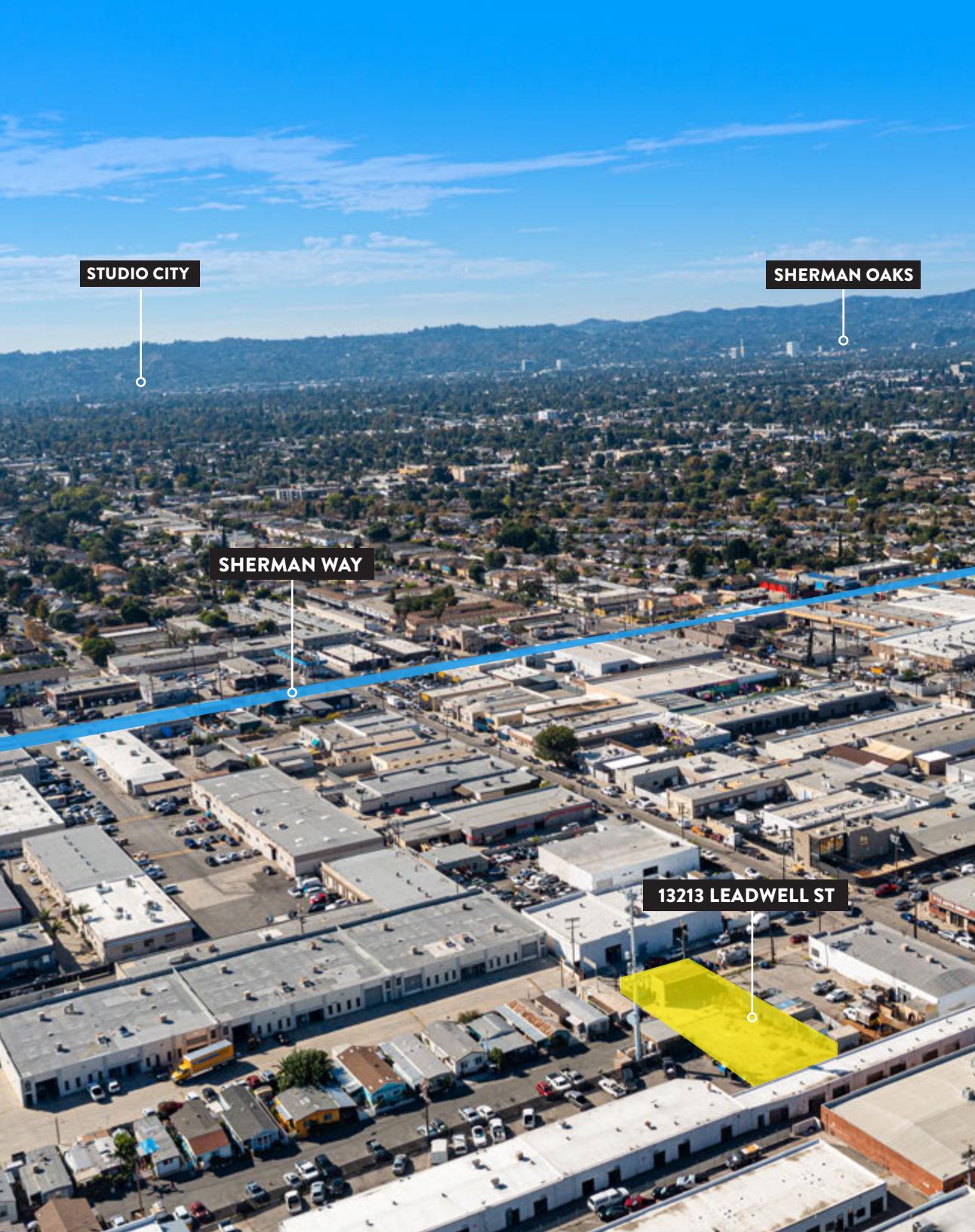
JOHN LALLY

Senior Director

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DRE #01940040



LEASE DETAILS

13213 LEADWELL STREET
NORTH HOLLYWOOD, CA 91605

SIZE

8,400 SF

PRICE

\$0.80/SF NNN

TERM

3-5 years

PARKING

Onsite parking lot

HIGHLIGHTS

**INDUSTRIAL YARD IDEAL
FOR STORAGE, PARKING, OR
CONTRACTOR USE**

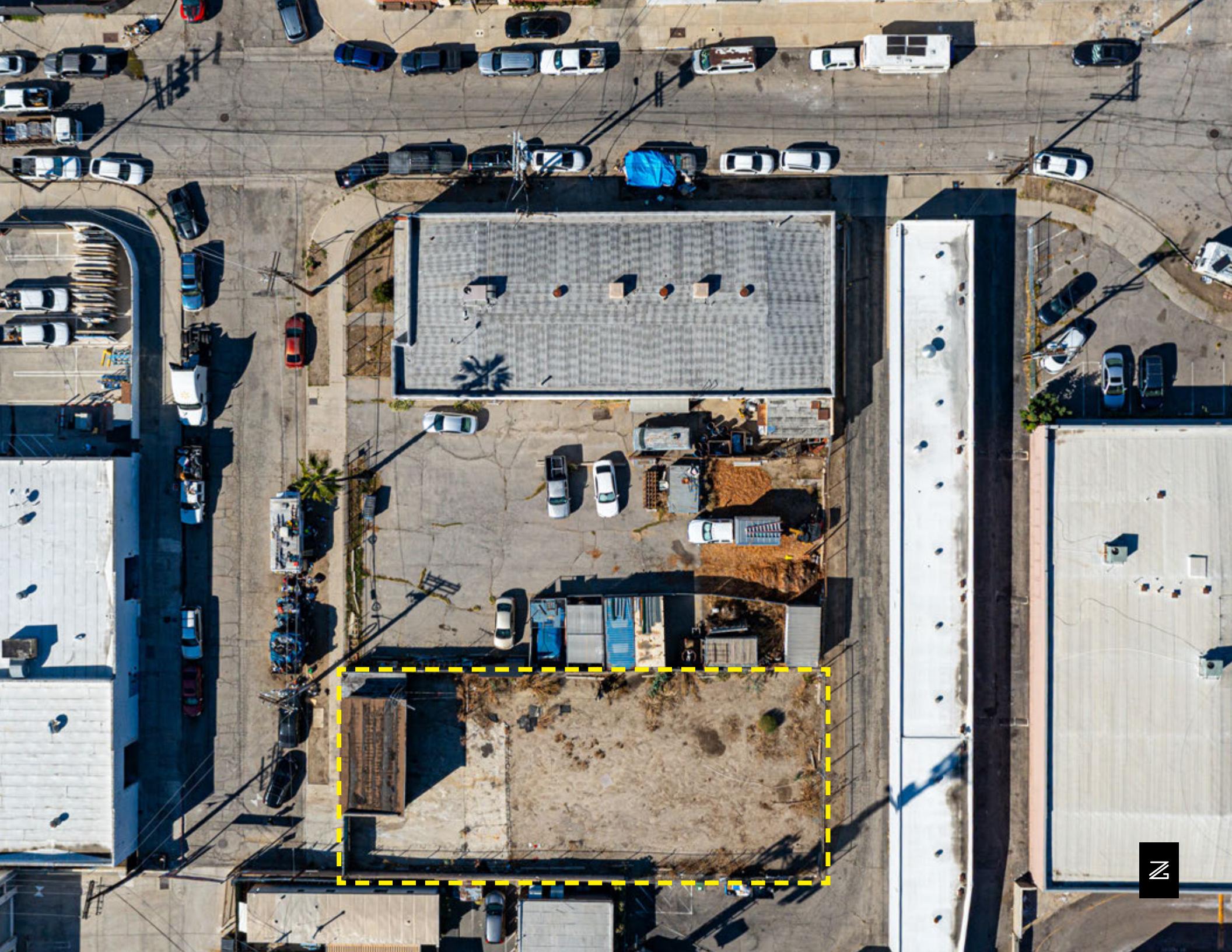
**NEAR 170, 5, 405 & 101 FREEWAYS &
BURBANK AIRPORT**

**LOCATED IN NORTH HOLLYWOOD'S
ESTABLISHED INDUSTRIAL
CORRIDOR**

LISTING AGENT



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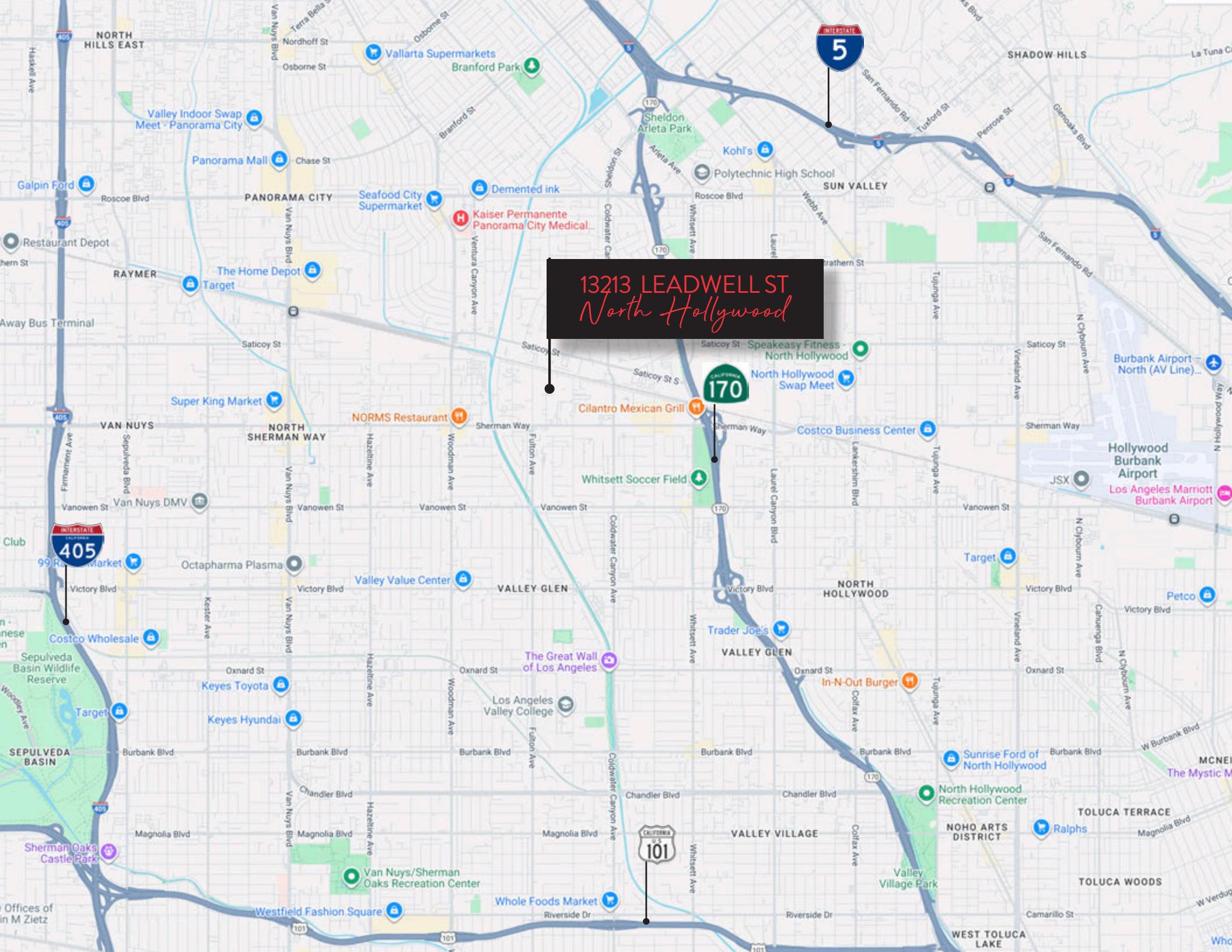
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ZACUTOGROUP.COM | 310-469-9300

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