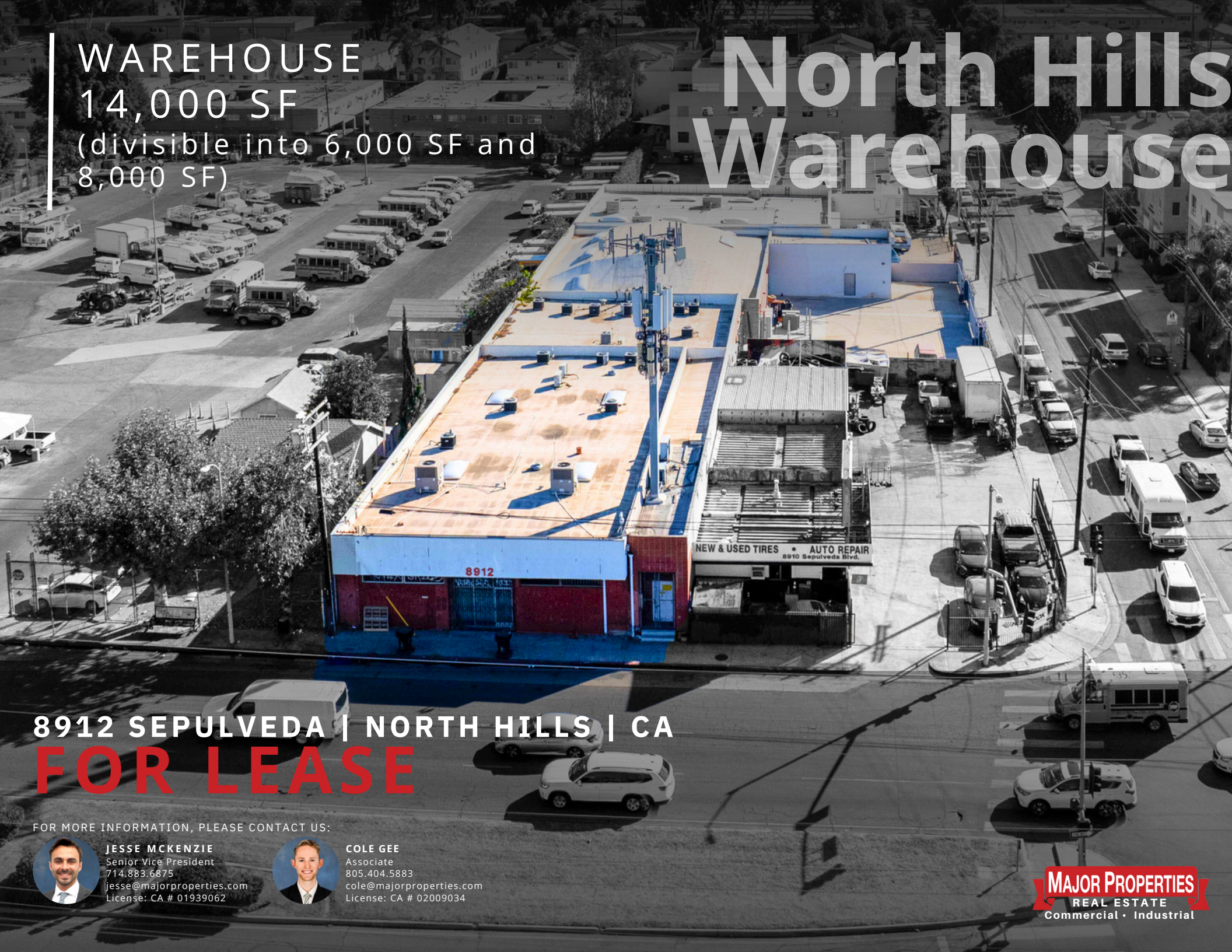


WAREHOUSE
14,000 SF
(divisible into 6,000 SF and
8,000 SF)

North Hills Warehouse



8912 SEPULVEDA | NORTH HILLS | CA
FOR LEASE

FOR MORE INFORMATION, PLEASE CONTACT US:



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LIGHT INDUSTRIAL

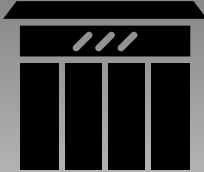
BUILDING HIGHLIGHTS



Auto Repair and Woodworking uses allowed



Gated and Secured parking ± 10 spaces



Frontage on Sepulveda Blvd



Heavy Power

Available Space	14,000 SF (divisible into 6,000 SF and 8,000 SF)
Lease Rate	\$1.25/ft/mo Industrial Gross
CAMs	± \$0.07/ft/mo
Clear Height	12' - 16'
Power	1,200 amps, 3-phase (600 amps per unit)
HVAC	10-ton for 6,000 SF front unit
Sprinklered	Yes
Natural Gas	Yes
Zoning	M1
APN	2654-005-038



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