

12236 SHERMAN WAY

35,530 SF Available
For Lease

Warehouse/Distribution Facility
North Hollywood, CA 91605



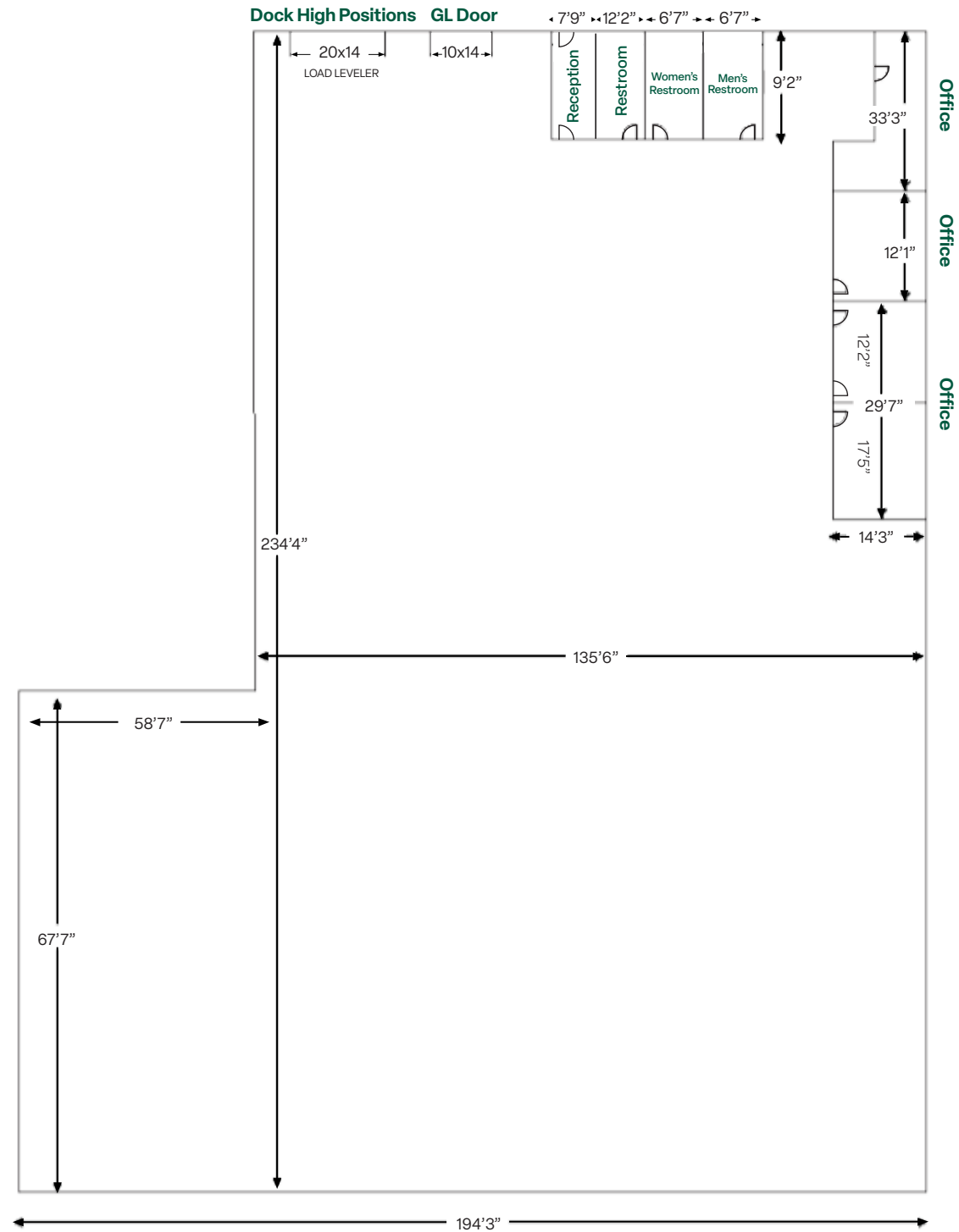
Building Highlights

- Great Warehouse/Distribution Facility
- Excellent Access To The (170) Freeway
- Two (2) Dock High Loading Positions (20' x 14'). One (1) Position with Load Leveler
- 60' Concrete Apron
- Available SF: 35,530 SF
- Office SF: 4 (1,141 SF)
- Lease Rate: \$1.49 NNN + \$0.23 NNN Op. Ex. (includes CAM, property taxes, and property insurance)
- One (1) Ground Level Door (10' x 14')
- Minimum Clear Height: 23'
- Power: 400 Amps, 277-480 Volt
- Parking: 56% Of The Parking Area (Approximately 43 Parking Spaces)

*All information must be independently verified by Lessee, Lessee's architect, and Lessee's contractor. CBRE makes no representation as to its accuracy.

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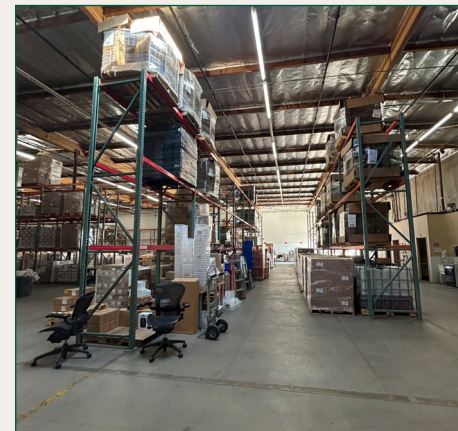
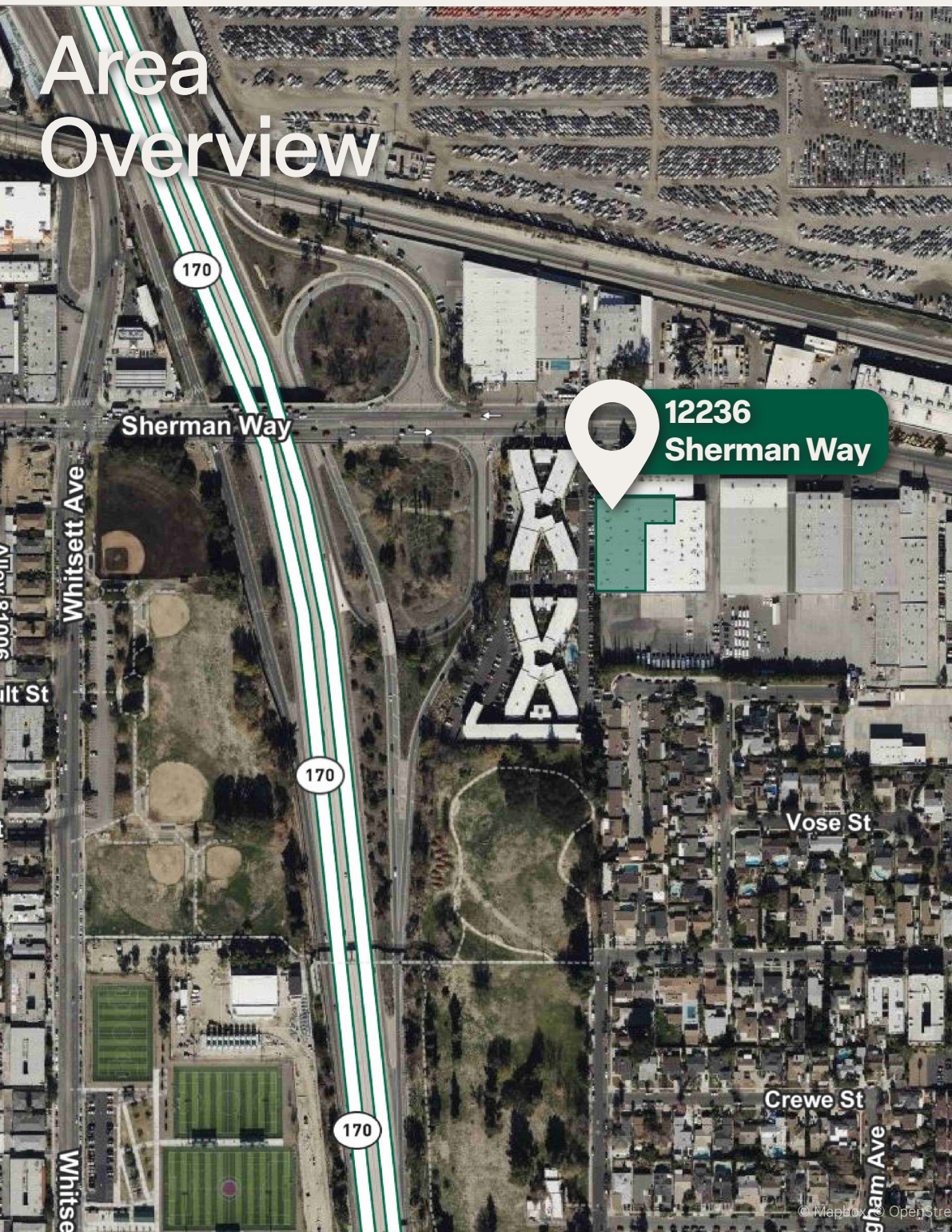
Floor Plan



Interior Photos



Area Overview



**For more information,
please contact:**

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