

Ideal Owner Users or Investment Property

10717 VANOWEN STREET, NORTH HOLLYWOOD, CA 91605

FOR SALE



AREA

Property is well located immediately south of Bob Hope Airport.
 Distance to Airport: 1.4 mi
 Distance to Seaport: 38.1 mi
 Distance to Rail Terminal: 14.2 mi

Sale Price:	\$7,985,000 *
Lot Size:	1.71 Acres
Year Built:	1977
Building Size:	36,407 SF
Office:	2,160 SF
Power:	600 Amps
Clear Height:	16'-20'
Parking # / Ratio:	61 Spaces / 1.7:1,000
Zoning:	M2-1VL, Light Industrial
Market:	Los Angeles
Submarket:	North Hollywood
Price / SF:	\$219.33

- ◆ Earthquake Retrofit in Warehouse
- ◆ Dock High Loading
- ◆ First Time on Market Since 1977
- ◆ 100% HVAC
- ◆ 2 Dock High Doors, 2 Ground Level Doors
- ◆ Gated Portions of Lot
- ◆ Tenant is currently Subleasing a portion of the Parking Spaces

CURRENT CAP RATE: 4.44%



Lease expires November 30, 2023 with no option to extend



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* As Is Where Is Without Representations or Warranties