

8134 LANKERSHIM BLVD N. HOLLYWOOD, CA 91605

APN: 2311-005-005
Type: Industrial

Use: Warehouse
Food Distribution

Building Size: 10,032 SF
Mezzanine Space: 2,000 SF
Lot Size: 16,478 SF

Year Built: 1980
Zoning: LA-M1

Asking Rent: \$18,000/mo
Lease Type: Mod. Gross
Available: Immediate

EXCLUSIVELY LISTED:
Call for Details



PROPERTY SUMMARY

DESCRIPTION

8134 Lankershim Blvd is a wonderful opportunity to lease a prime industrial space in North Hollywood off the 5 & 170 freeway, and near the Burbank Airport.

This single story freestanding property was built in 1980 and is comprised of 10,032 SF industrial warehouse space on an almost 0.38 acre (16,478 SF) lot zoned M1. With an additional 2,000sf of mezzanine space, two front rollup doors, 18' ceiling height, existing offices, bathrooms, heavy duty power, refrigeration and freezer, commercial oven, and a HVAC system; this is a turnkey space ready for occupancy for any warehouse, industrial, or food distribution use.

With ample parking in front with a total of 20 parking spaces (2/1,000sf ratio) and a gated entry for added security. Prime Location in North Hollywood in Los Angeles near Burbank, Sylmar, Van Nuys, Airports, & Close Access to Multiple Freeways.

SPACE HIGHLIGHTS

- Call for Availability & Schedule a Tour!
- Existing Lobby, Offices, Bathrooms, Two Roll Up Doors, & 2,000sf Mezzanine Space for Additional Storage.
- Heavy Power, HVAC system, Refrigeration & Freezer, Commercial Grade Oven & Kitchen Ready.
- Great Visibility w/ High Traffic Count & Gated Driveway.
- Terrific Location in North Hollywood in Los Angeles near Burbank, Sylmar, Van Nuys, Airports, & Close Access to Multiple Freeways.



PROPERTY PHOTOS

NOHCO
REAL ESTATE INVESTMENTS



NOHCO | 8134 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91605

INTERIOR PHOTOS

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INTERIOR PHOTOS

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OFFICE PHOTOS

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DRONE VIEW

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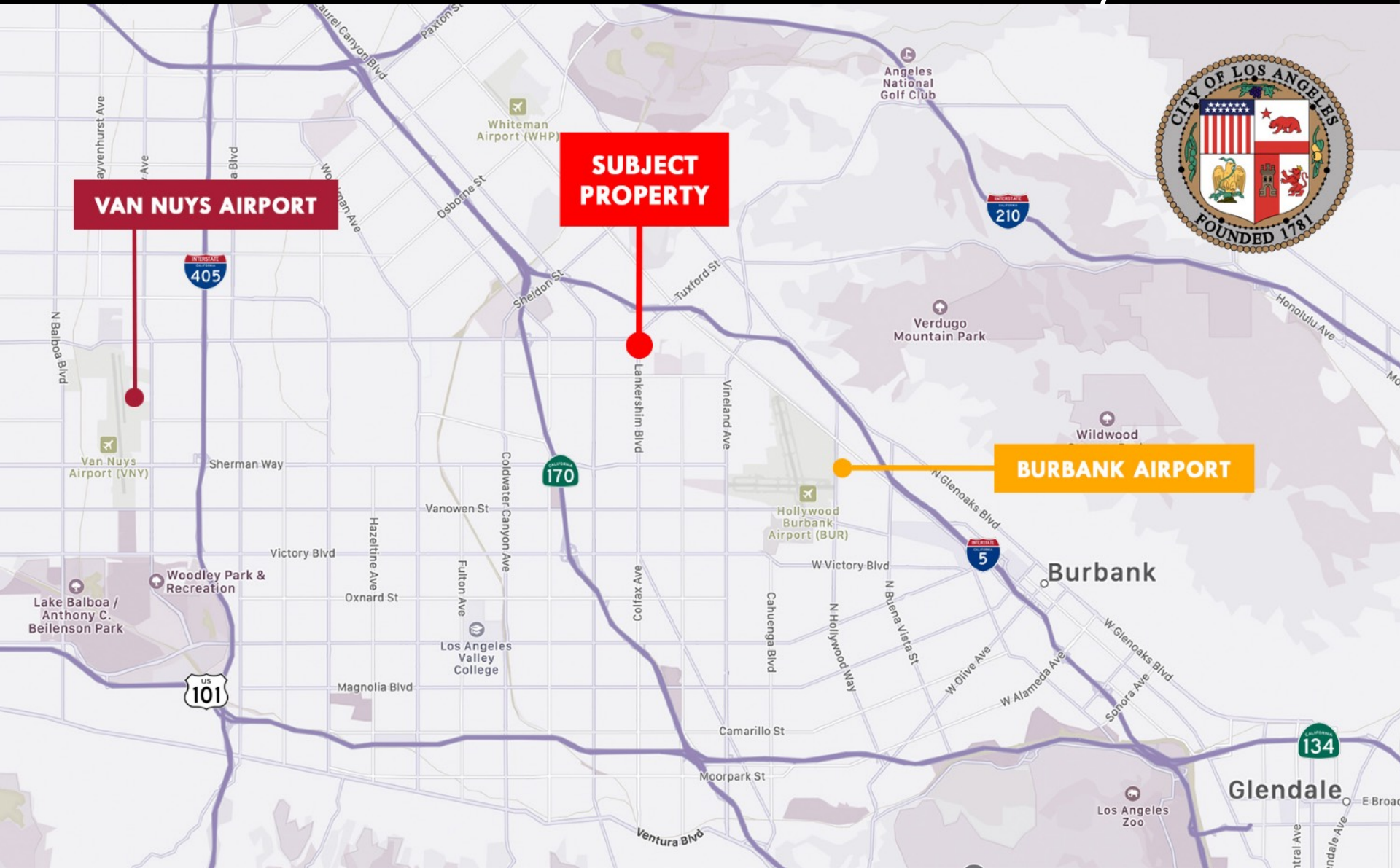
**SUBJECT
PROPERTY**



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DRONE VIEW

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Brian Noh, CCIM
Broker | President

O: (213) 804-7647
C: (949) 308-5775

E: brian@nohco.com
[linkedin.com/in/briannoh](https://www.linkedin.com/in/briannoh)

DRE# 01438155



Bachelors Degree from University of California, Irvine (2002)



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