



BOB HOPE AIRPORT

GREAT LOCATION / EXCELLENT TRUCK LOADING WITH FOUR DOCK HIGH POSITIONS

12023
VICTORY BLVD.
NORTH HOLLYWOOD | CA

FOR LEASE

MANUFACTURING/DISTRIBUTION INDUSTRIAL PROPERTY

12,650 SF
SQUARE FEET

2,626
OFFICE SF

14 ft
CLEAR HEIGHT

4
DOCK HIGH DOORS

FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

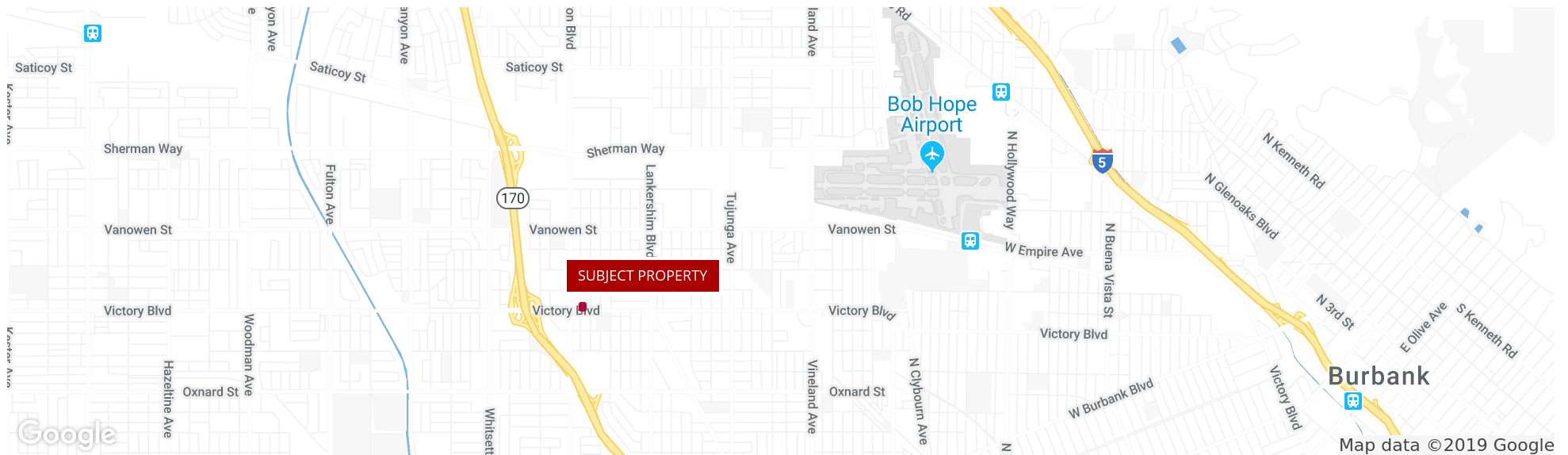


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INDUSTRIAL PROPERTY

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PROPERTY DESCRIPTION

Great building frontage along Victory Blvd near Laurel Canyon Blvd. Nearby restaurants and shops. Excellent public transportation available. Easy access to 170, 134/101 and Interstate 5 Freeways.

PROPERTY HIGHLIGHTS

- Corner Building along Victory Blvd, near Laurel Canyon Blvd.
- Gated Frontage with great signage opportunity
- Excellent truck loading with four dock high positions
- 14' Clear Height with Sky lights throughout Warehouse
- Mezzanine Space can be included

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Available SF:	12,650 SF
Building Size:	12,650 SF

TRAFFIC COUNT

Victory Blvd at Laurel Canyon Blvd	19,500 cars per day
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