

PRICE REDUCTION



BOB HOPE AIRPORT

MAJOR PRICE REDUCTION - NOW VACANT!

12023

**VICTORY BLVD.
NORTH HOLLYWOOD | CA**

FOR LEASE

MANUFACTURING/DISTRIBUTION INDUSTRIAL PROPERTY



12,636 SF
SQUARE FEET



2,636
OFFICE SF



14'-16'
CLEAR HEIGHT



4
DOCK HIGH DOORS

FOR MORE INFORMATION PLEASE CONTACT:

MICHAEL CHASE | ASSOCIATE
P: 818.449.1633 | M: 310.415.0472
mchase@daumcommercial.com
CABRE #02071146

KRISHNA SHEGRAN
P: 310.538.6701
krishna.shegran@daumcommercial.com
CABRE #02038911

ANTHONY BERGEMAN | EXECUTIVE VP / PRINCIPAL
P: 310.538.6729
abergeman@daumcre.com
CABRE #01841828

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.

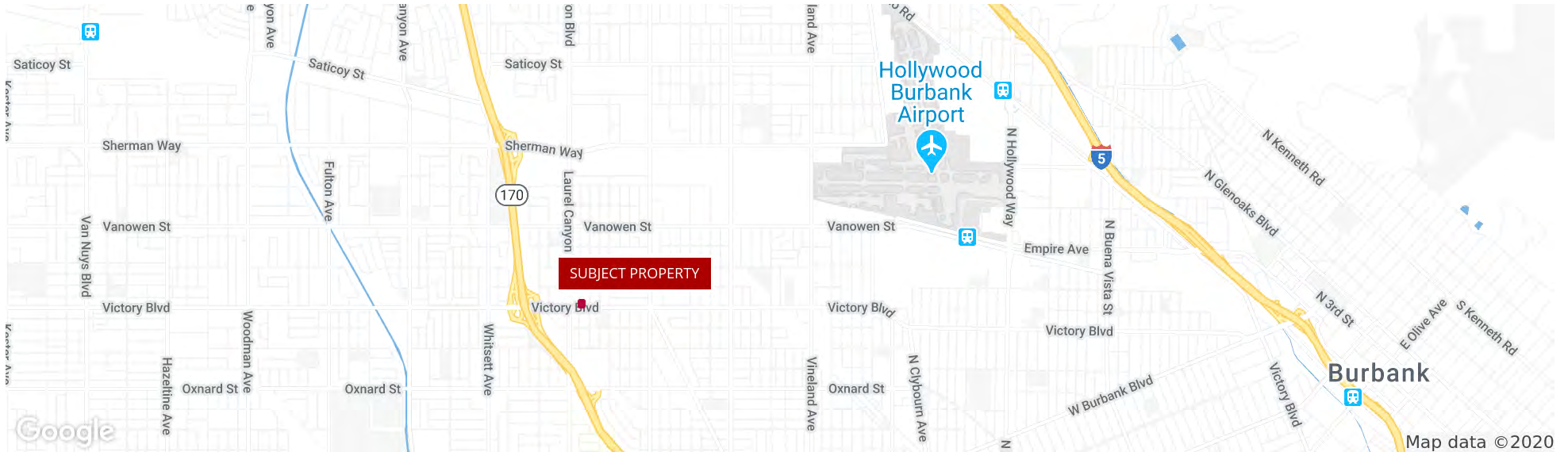


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PROPERTY DESCRIPTION

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' - 16' Clear Height with Sky lights throughout Warehouse
- Floor drain in warehouse area
- Mezzanine Space can be included

OFFERING SUMMARY

Lease Rate:	\$1.14 SF/month (NNN)
Available SF:	12,636 SF
Building Size:	12,636 SF

TRAFFIC COUNT

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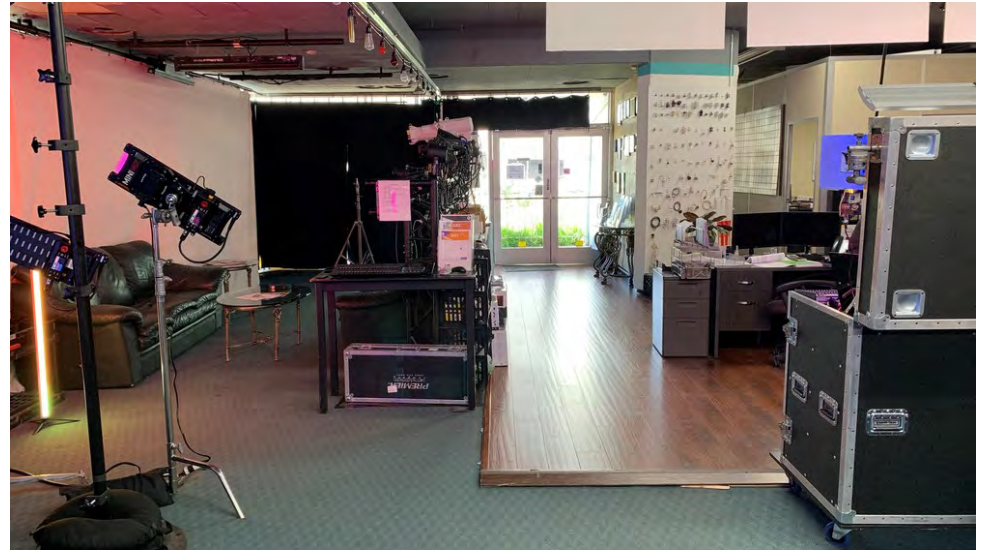
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