



6,000 SQ. FT. BUILDING / NO CAM FEES / M2 ZONING / AVAILABLE 7/15/2019

7410-7418

GREENBUSH AVENUE
NORTH HOLLYWOOD | CA

FOR LEASE

INDUSTRIAL PROPERTY

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.

DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

Free Standing 6,000 Sq. Ft. Building for lease
M-2 Zoning / Two 200 Amp Panels
No CAM Fees
Available 7/15/2019

PROPERTY HIGHLIGHTS

- Central San Fernando Valley location
- \$1.40 psf per month / No CAM Fees
- Near Freeways 5 and 170
- Easy freeway access via Sherman Way

OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (Gross)
Number of Units:	2
Available SF:	3,000 - 6,000 SF
Lot Size:	12,197 SF
Building Size:	6,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,914	105,642	240,712
Total Population	35,084	348,014	747,154
Average HH Income	\$58,102	\$58,403	\$67,827



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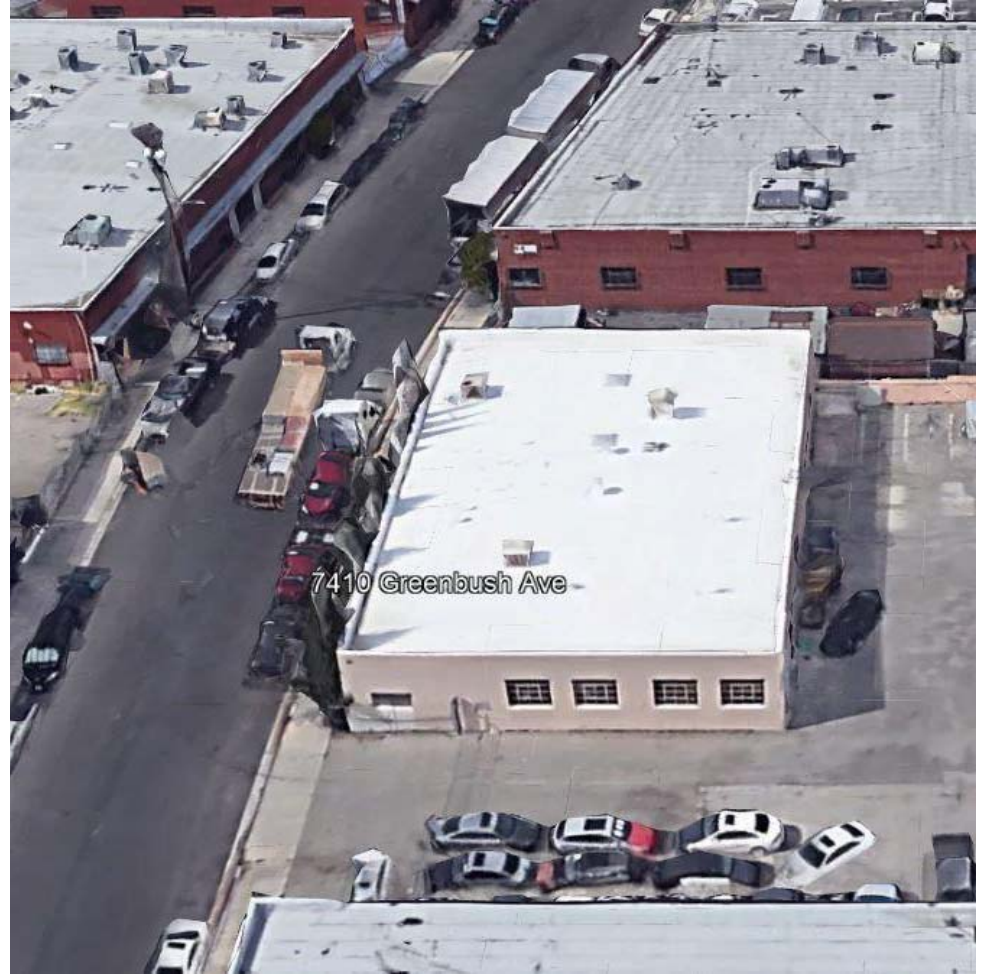
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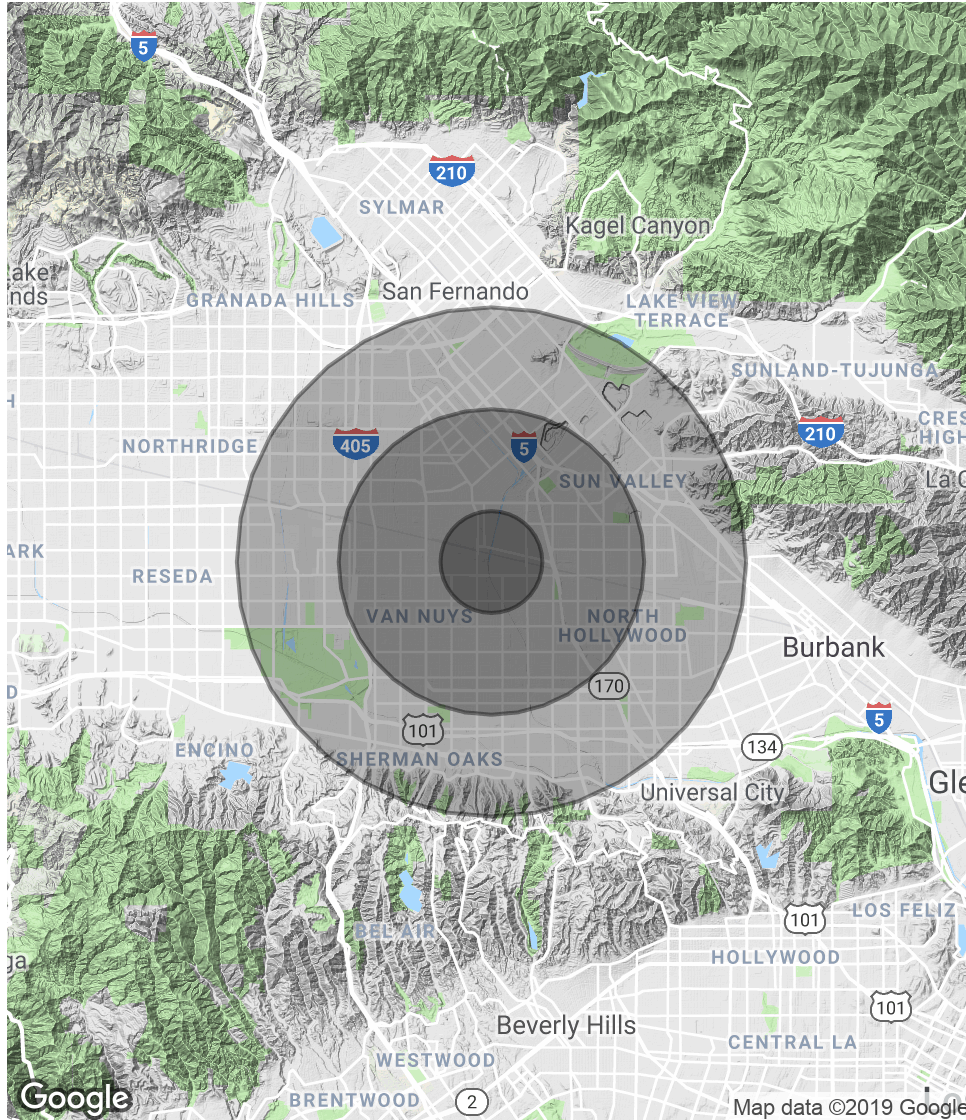
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	35,084	348,014	747,154
Median age	33.6	32.5	32.7
Median age (Male)	32.6	31.5	31.8
Median age (Female)	34.0	33.4	33.5

** Demographic data derived from 2010 US Census*

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Saticoy St.	Greenbush Ave / Raymer St	21,361/day

** Enter Traffic Count Disclaimer Here*



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