

## 13074-13076 Saticoy Street

North Hollywood, California 91605

### Property Features

- 13,947 SF (FULLY AIR CONDITIONED BUILDING)
- Gated Business Park Environment
- 14'+ Interior Ceiling Height
- (2) Ground Level Loading 14' x 14' Loading Doors
- +/-300 SF of Office Space
- Heart of North Hollywood Location
- 10 Parking Stalls
- 600 Amps of 120/240 Volt; 3 Phase Power
- LEASE RATE: \$1.15 / SF Industrial Gross + \$0.10 / SF additional monthly Common Area Maintenance Charge



## Property Overview

- FULLY AIR CONDITIONED BUILDING
- Gated Business Park Environment
- 14'+ Interior Ceiling Height Clearance
- (2) Ground Level Loading Doors each measuring 14' x 14'
- +/-300 SF of Office Space
- Heart of North Hollywood Location
- 10 Parking Stalls
- 600 Amps of 120/240 Volt; 3 Phase Power
- Lease Rate: \$1.15 / SF Industrial Gross + \$0.10 / SF additional monthly CAM's

## Location Overview

Located in the heart of North Hollywood, California, near the intersection of Saticoy Street and Coldwater Canyon. The property offers immediate access to the Hollywood 170 Freeway, with connections to Interstate 5 and the 101 Freeway. The property is proximate to the Burbank Airport and the major entertainment studios located in Burbank.





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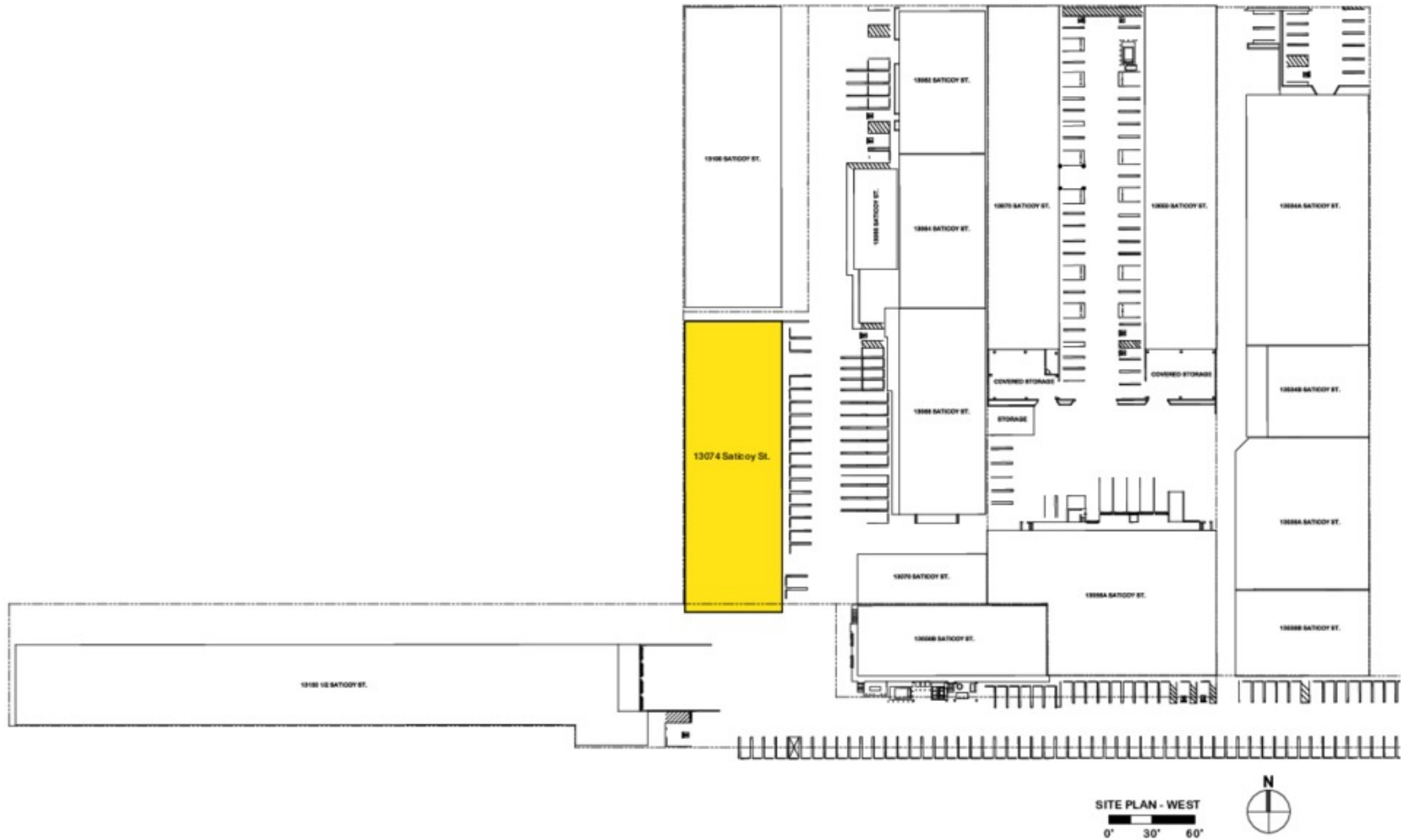
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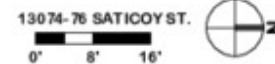
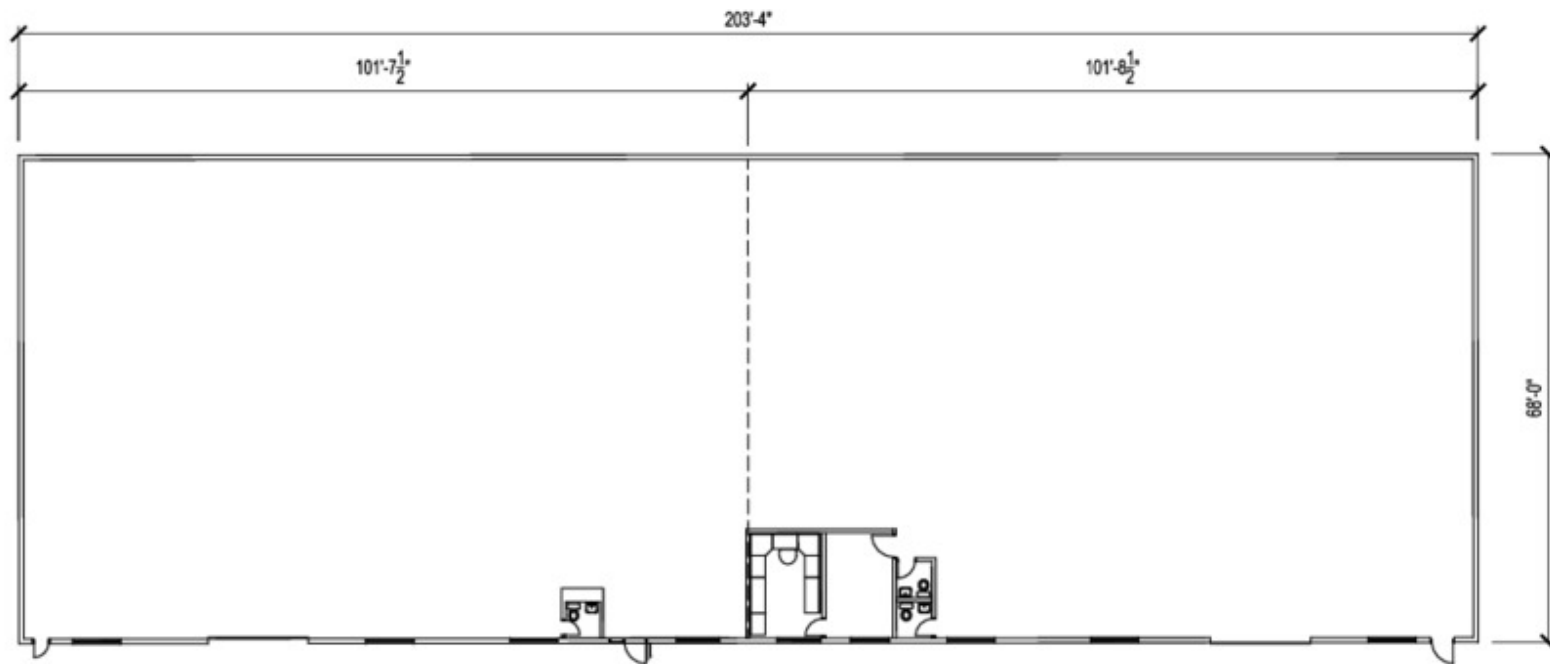


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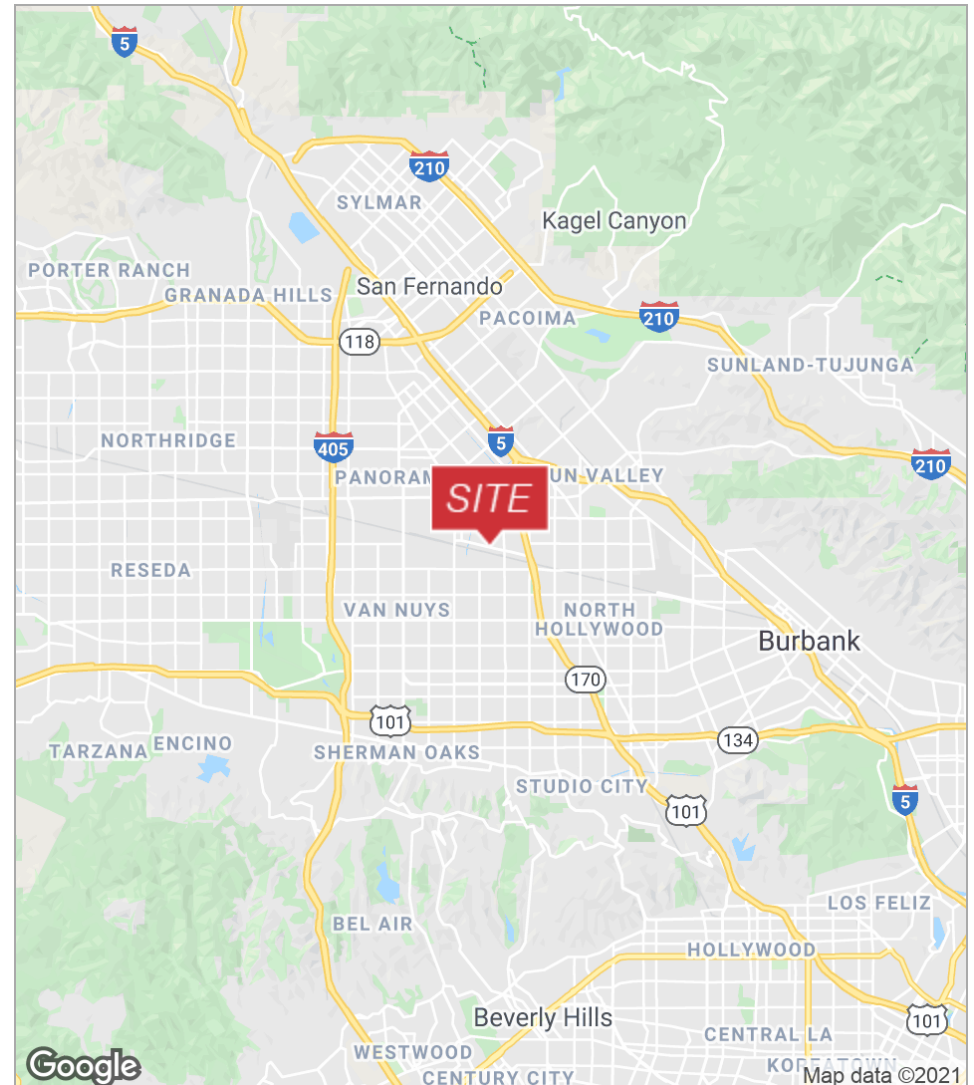
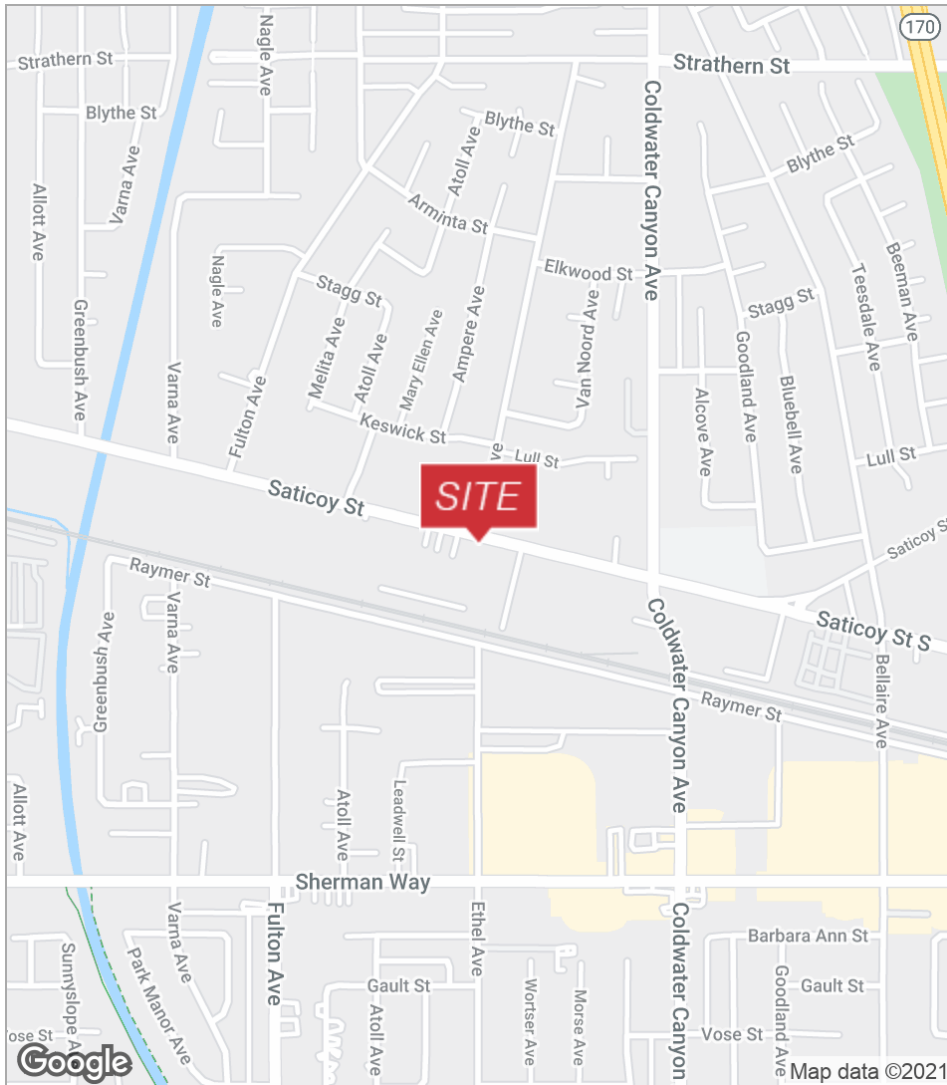


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For Lease

# Industrial

## 13,947 SF



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