

**INDUSTRIAL  
FOR  
LEASE**

# 11611 HART STREET NORTH HOLLYWOOD, CA



OVERVIEW

SITE PLAN

LOCATION

PROPERTY INFO

CONTACT

PRINT

EXIT

**51,035 SF AVAILABLE**

ADJACENT 31,625 SF AVAILABLE  
FOR A TOTAL OF 82,660

LEASE: **\$0.78/SF NNN**  
(\$39,807.30 per mo.)

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## 11611 Hart Street– Industrial for Lease

- Excellent North Hollywood Location
- Proximate to the 5 and 170 Freeways and Burbank Airport
- Dock High and Ground Level Loading
- Adjacent 31,625 Square Foot Building Available for a Total of 82,660 Square Feet.

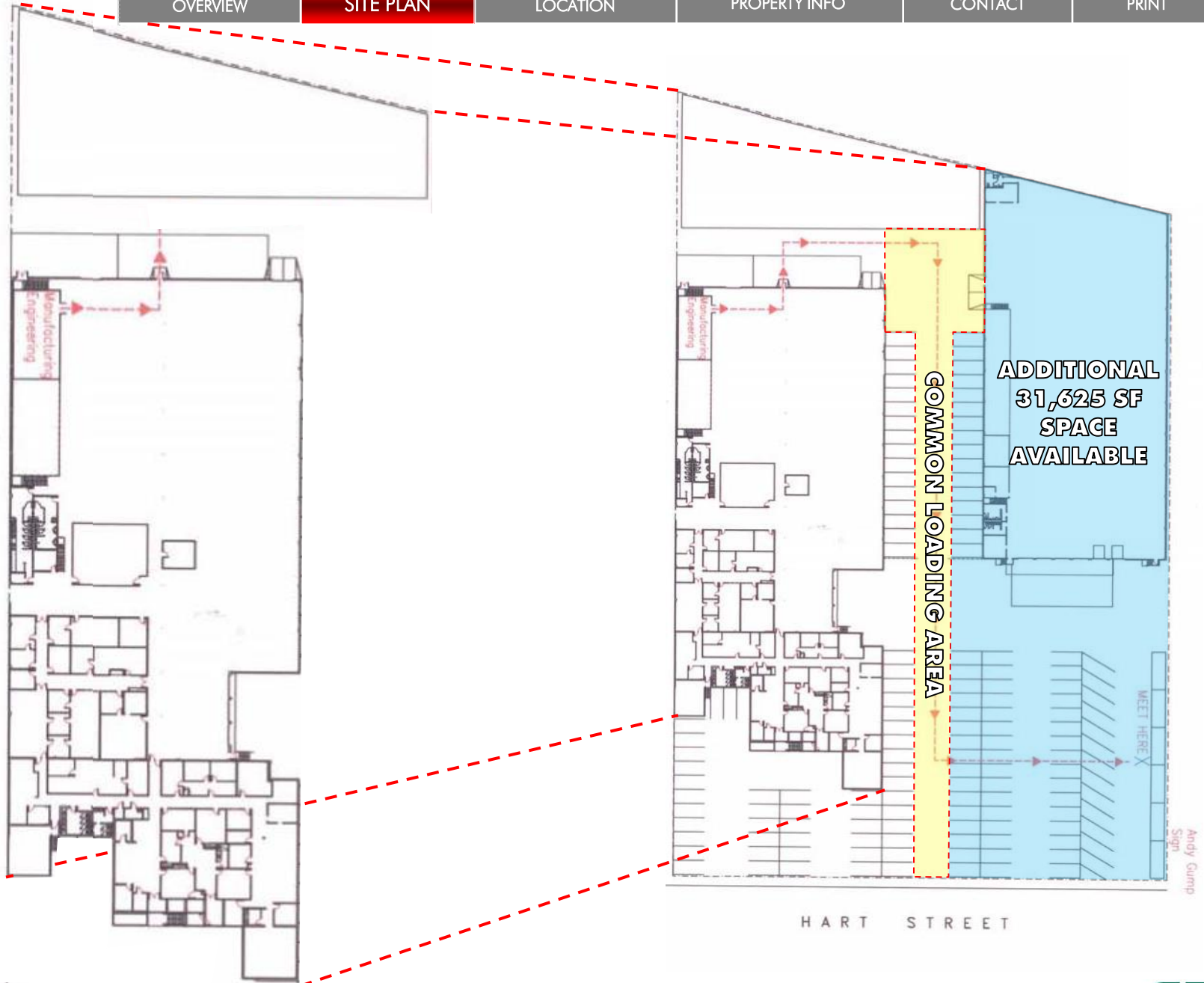
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**CBRE**

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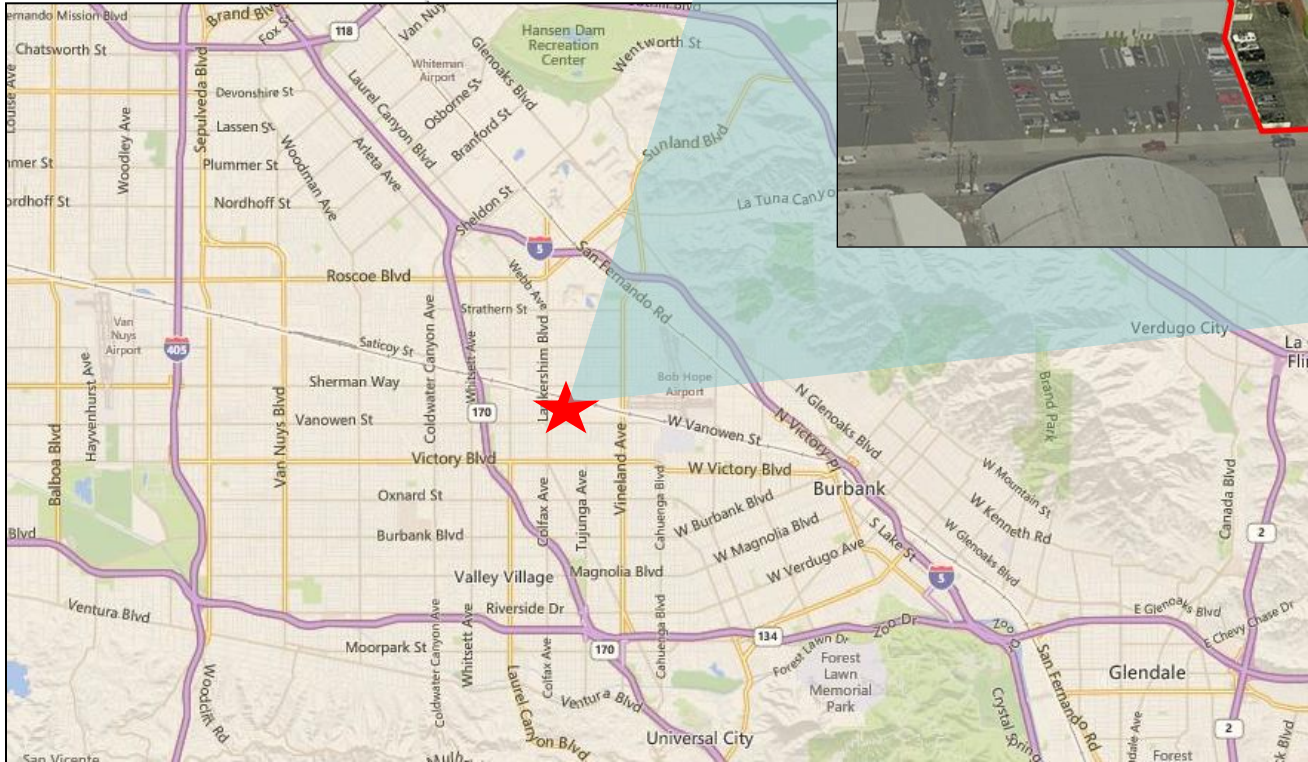
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<b>Available Size:</b>	51,035 SF
<b>Land Size:</b>	148,455 SF total
<b>Office:</b>	8,507 SF
<b>Construction:</b>	Mixed
<b>Zoning:</b>	M2 – 1VL
<b>Clear Height:</b>	17' – 18'
<b>Truck-High Doors:</b>	3 doors: (3) 10' x12'
<b>Ground-Level Doors:</b>	3 doors: (2) 10'x10' (1) 14'x12'
<b>Power:</b>	A: 800 V:277/480 Ph: 3 W: 4
<b>Parking:</b>	83 spaces

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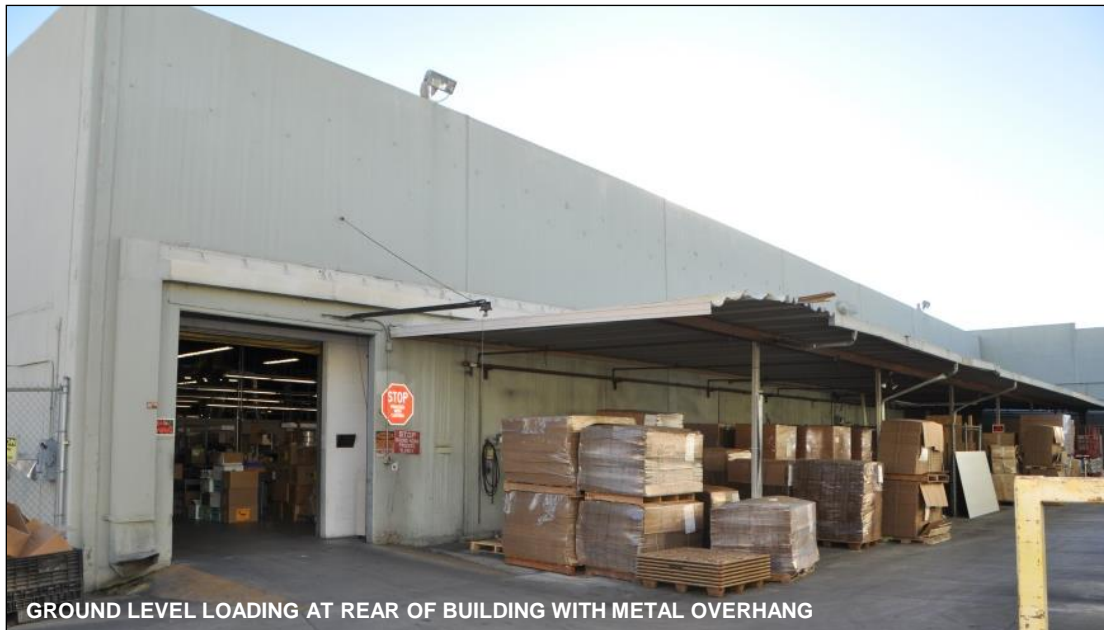
PARKING



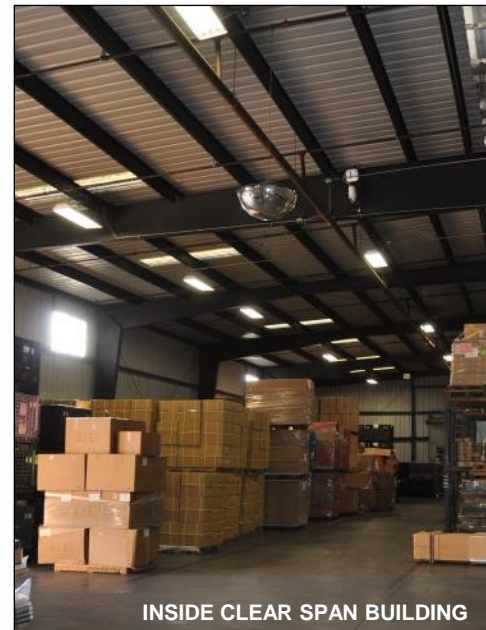
LOADING DOCKS



GROUND LEVEL LOADING DOOR



GROUND LEVEL LOADING AT REAR OF BUILDING WITH METAL OVERHANG



INSIDE CLEAR SPAN BUILDING

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