

INDUSTRIAL FOR LEASE

AVAIL SF: 10,600

TOTAL BLDG SF: 28,160



ADDRESS 6934 TUJUNGA AV, NORTH HOLLYWOOD CA ZIP 91605

**Located Between Vanowen And Sherman Way
Prime North Hollywood Location
Ideal For Manufacturing/Distribution & Studio Uses
24 Car Parking - 16' High Ceiling - Fully Air Conditioned
Front Unit - Great Street Exposure**

LEASE RENTAL \$ 7,314 /mo Gross 0.690 Net _____ Term ACCEPTABLE TO OWNER
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ 9,565.00 Yr 2009-2010
 Terms _____ Possession D-08/15/10
 Avail SF 10,600 Dim IRR X IRR Power A 800 V 208-208 Ø 3 W TBD
 Min. SF 10,600 Dim IRR X IRR Lighting VERIFY Heat HVAC Cooling HVAC PWR Notes VERIFY
 Land SF POL Dim IRR X IRR Trk Hi Pos 0 Dim _____
 Const BLK Roof VERIFY Grd Lev Drs 1 Dim 12x12 Well N
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M TBD W TBD
 Sprkd NO Min Clr Hgt 16 OFFICE DATA Ofc SF 2,225 # 8 Rest Rms: M TBD W TBD
 Pkg 24 Yard No Yr Blt 1977 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 532-J5 Zone M2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Paul Herman (213)747-6531x321, Greg Herman (213)747-6531 Region NW Listing # 1230835
x320 FIRMS S.D. Herman Company 05/14/10
 FTCF AP250N000S000/OAA Notes Occupied. Lease Terms: 3-5 Years W/ COLA'S. ** Tenant To Verify All Information
**** Special Features: Part of Industrial Park.**

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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