



Burbank Airport Business Park / Unmatched Access to Major Studios / High Image Building / Easy Access to 5, 134, & 170 Freeways

**FULL RENOVATIONS COMPLETE!**



**LIMITED TIME \$25K BROKER BONUS FOR LEASES SIGNED BY 6/30/2026**

**20,609 SF AVAILABLE FOR LEASE**  
**11166 Gault Street | North Hollywood, CA**

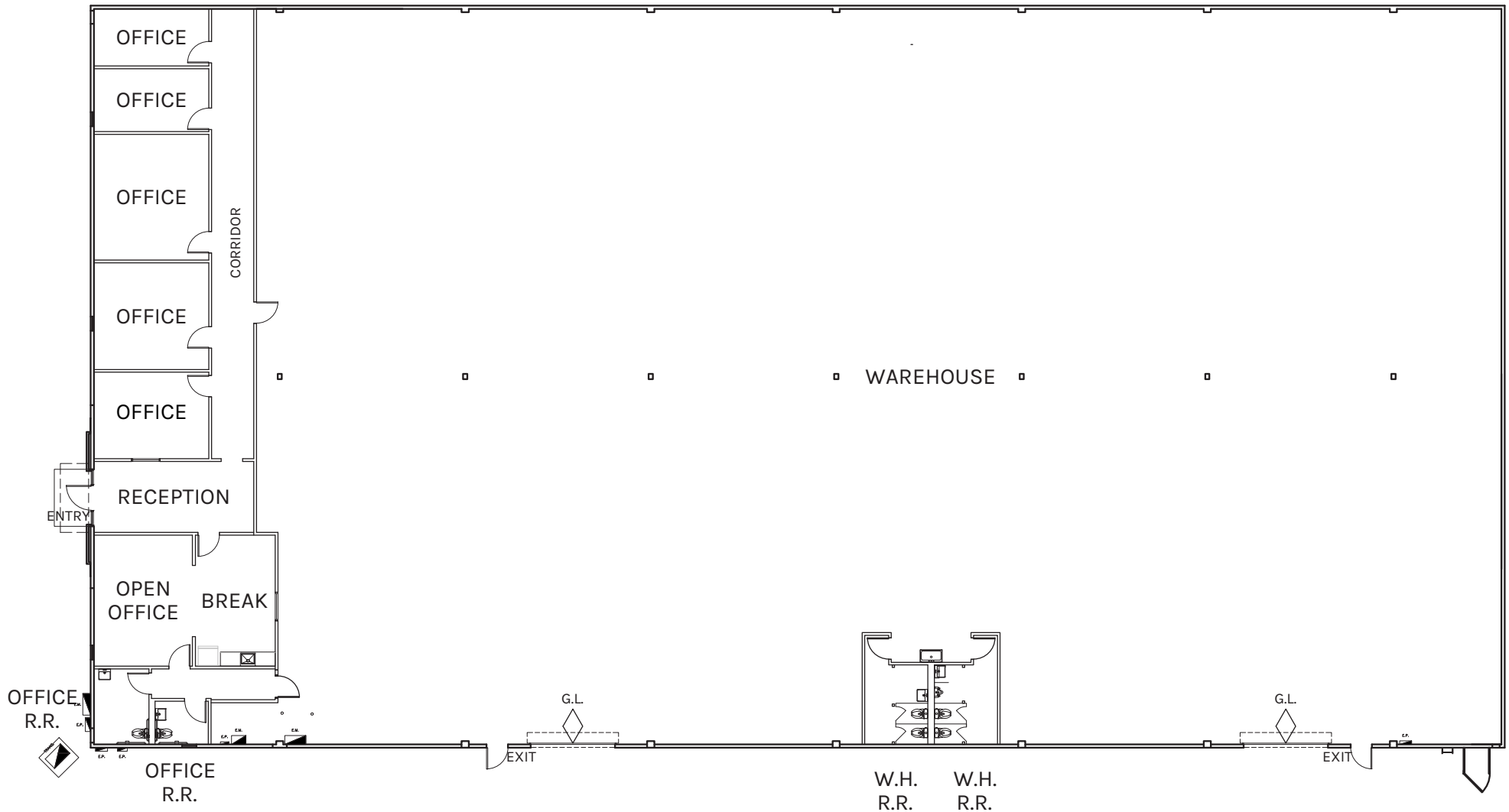
**STRATEGICALLY LOCATED INDUSTRIAL BUILDING WITH PRIVATE, GATED YARD**





## Property Highlights

- Lease Rate: \$1.59 NNN; Op.Ex: \$0.47
- 18,181 SF Warehouse
- 2,428 SF Office
- Clear Height: 15'
- 2 Ground Level Doors
- Mobile Dock High Loading via Dockzilla Ramp
- 4 Restrooms
- 41 Parking Spaces / 2.0:1 Ratio
- Power: 600A, 120/240V, 3Ph, 4W
- Private, Secured Fenced Yard
- Easy Access to 5, 134 & 170 Freeways



**WAREHOUSE**  
18,181 SF

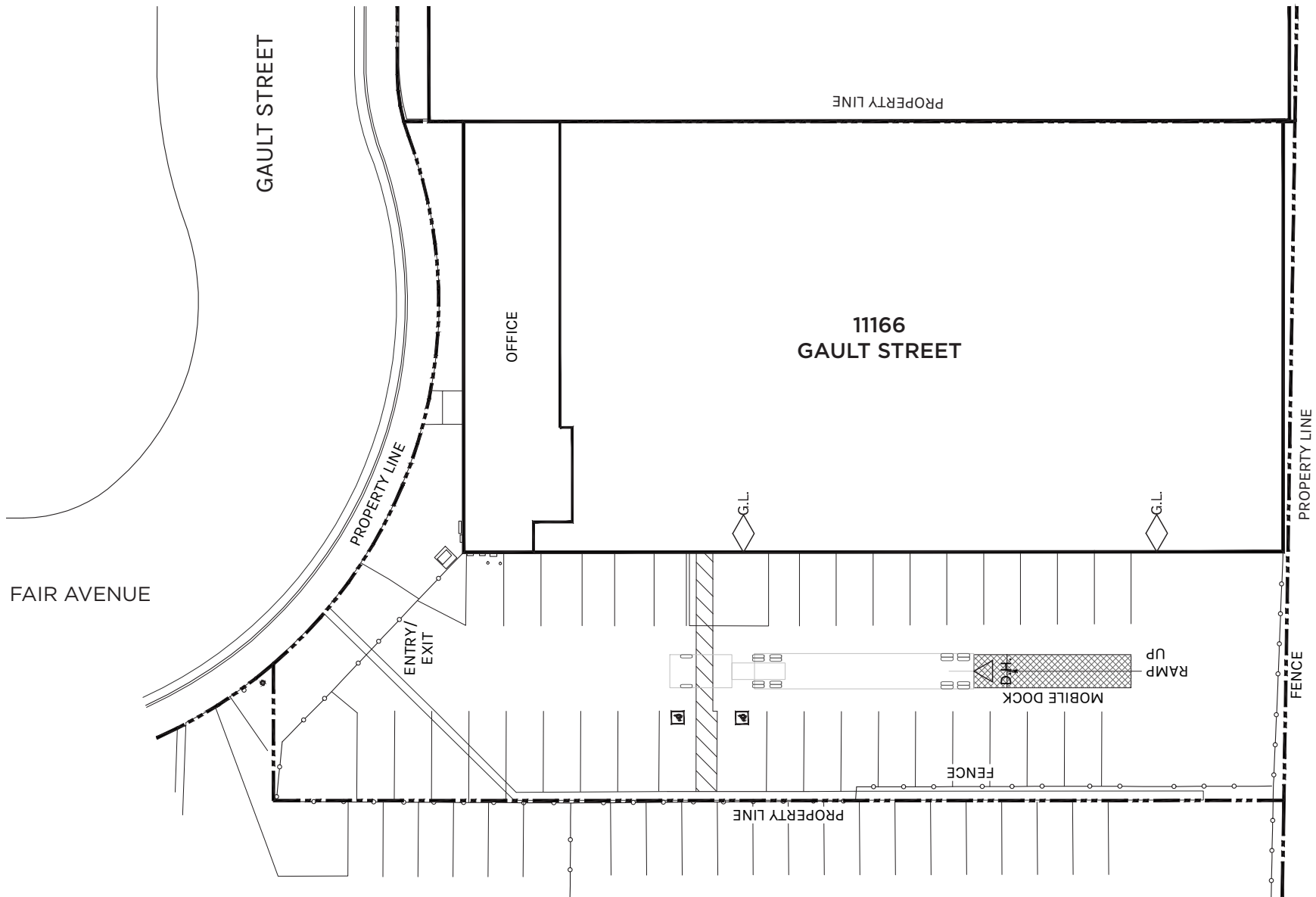
**OFFICE**  
2,428 SF

**TOTAL**  
20,609 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

# Mobile Dock High Loading Site Plan

11166 GAULT ST



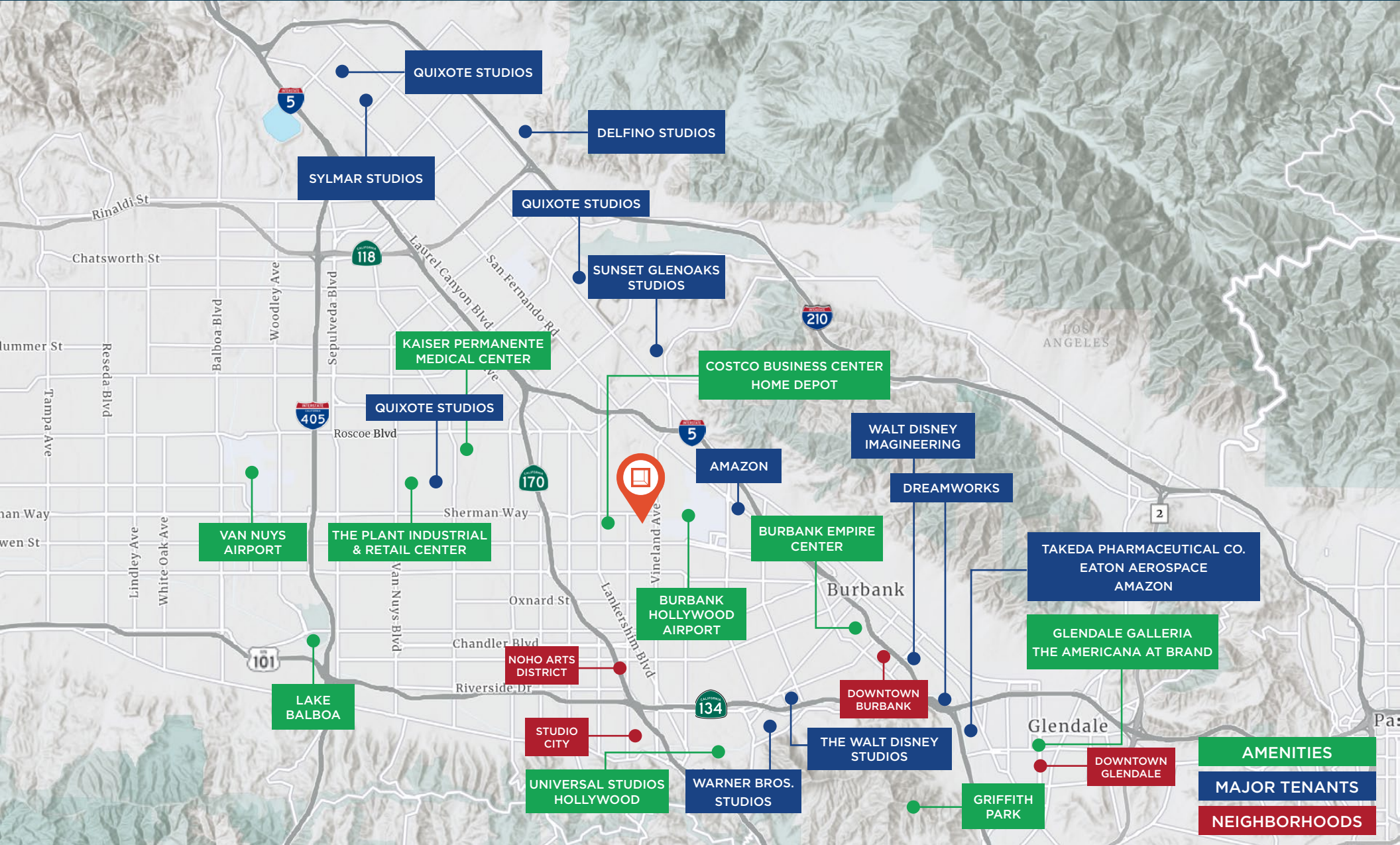
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# Property Location

11166 GAULT ST



**1.9 Miles**  
To Burbank Hollywood  
Airport

**7 Miles**  
To Van Nuys  
Airport

**16 Miles**  
To Downtown  
Los Angeles

**I-5, SR-170, SR-134**  
Immediate Access  
and Close Proximity



**Rexford  
Industrial**

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