

5539 RIVERTON AVE. NORTH HOLLYWOOD, CA

INDUSTRIAL SPACE FOR LEASE



± 45,000 SF ON 2.36 ACRES AVAILABLE

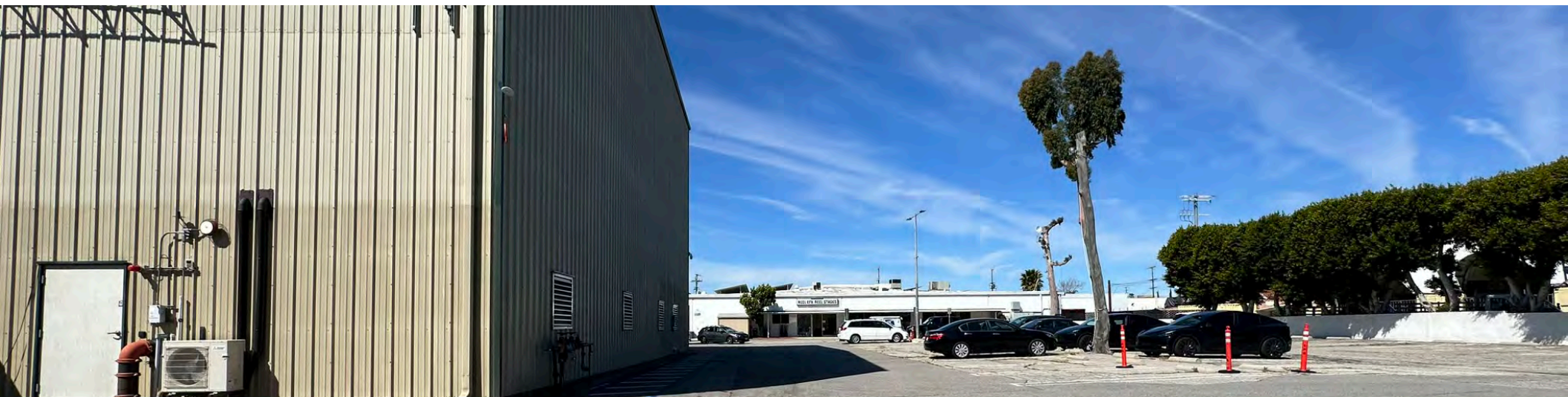
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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PROPERTY HIGHLIGHTS

- ± 45,000 SF
- Great Noho Area
- Lot 2.86 AC (102,671 SF)
- Polished Concrete Floor
- Zoning: LAMR2
- Heavy Power
- ± 4,000 SF (13) Offices
- Industrial &/or Film Production Facility
- Centrally Located
- Secured Fenced Oversized Lot
- Located in the Enterprise & Opportunity Zones
- 3 Ground Level Doors
- 1 EXT Dock* (*Not Full Dock High)
- Divisible
- Convenient to 101 & 170 Fwys
- Close to Production Studios & NoHo Arts District

ADDITIONAL SPACE AVAILABLE

- EFX Shop

ADDITIONAL NOTES

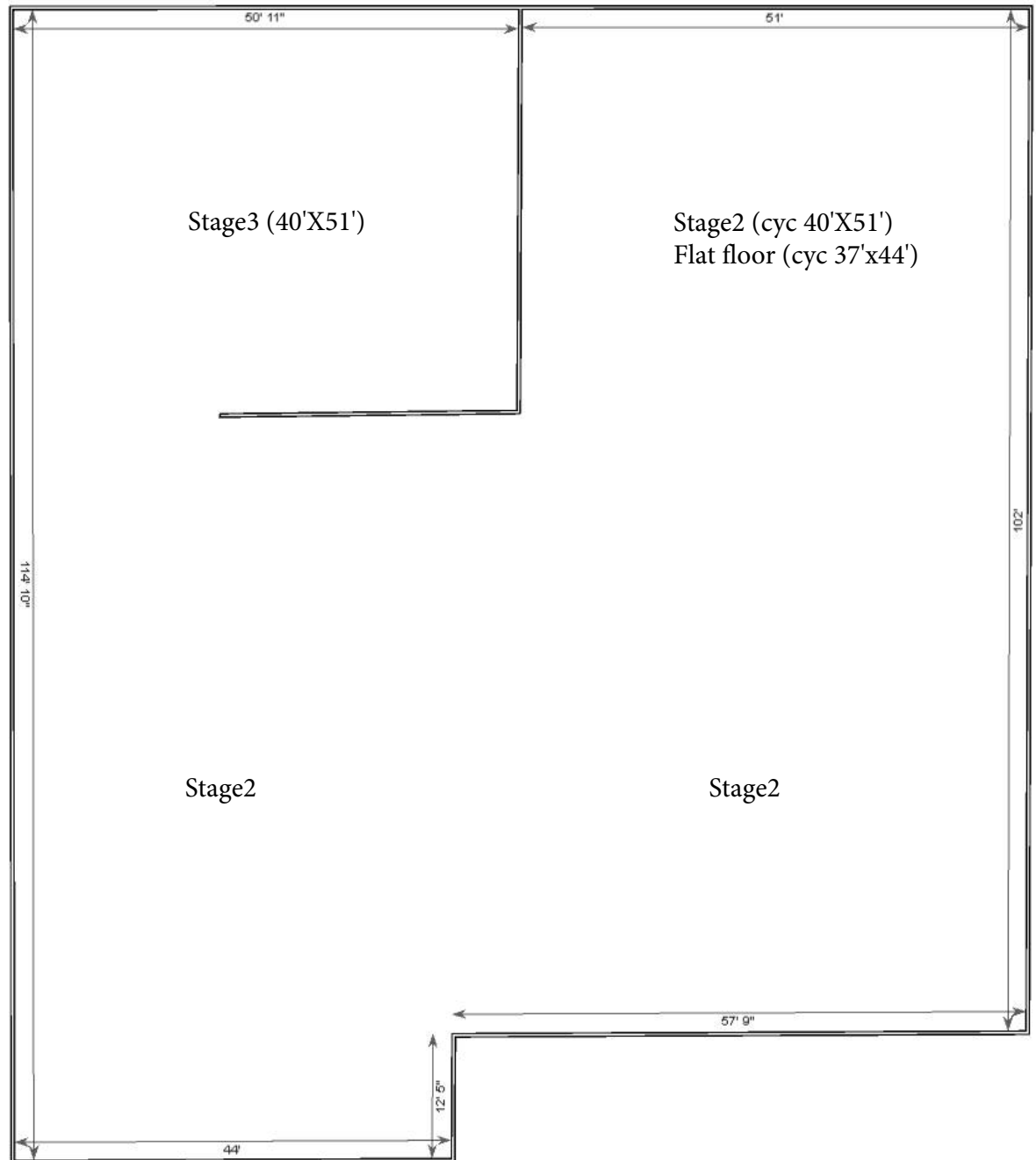
- Wireless Internet
- Dedicated Crew / Truck Parking
- Catering Space
- Solar Powered

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STAGE TWO

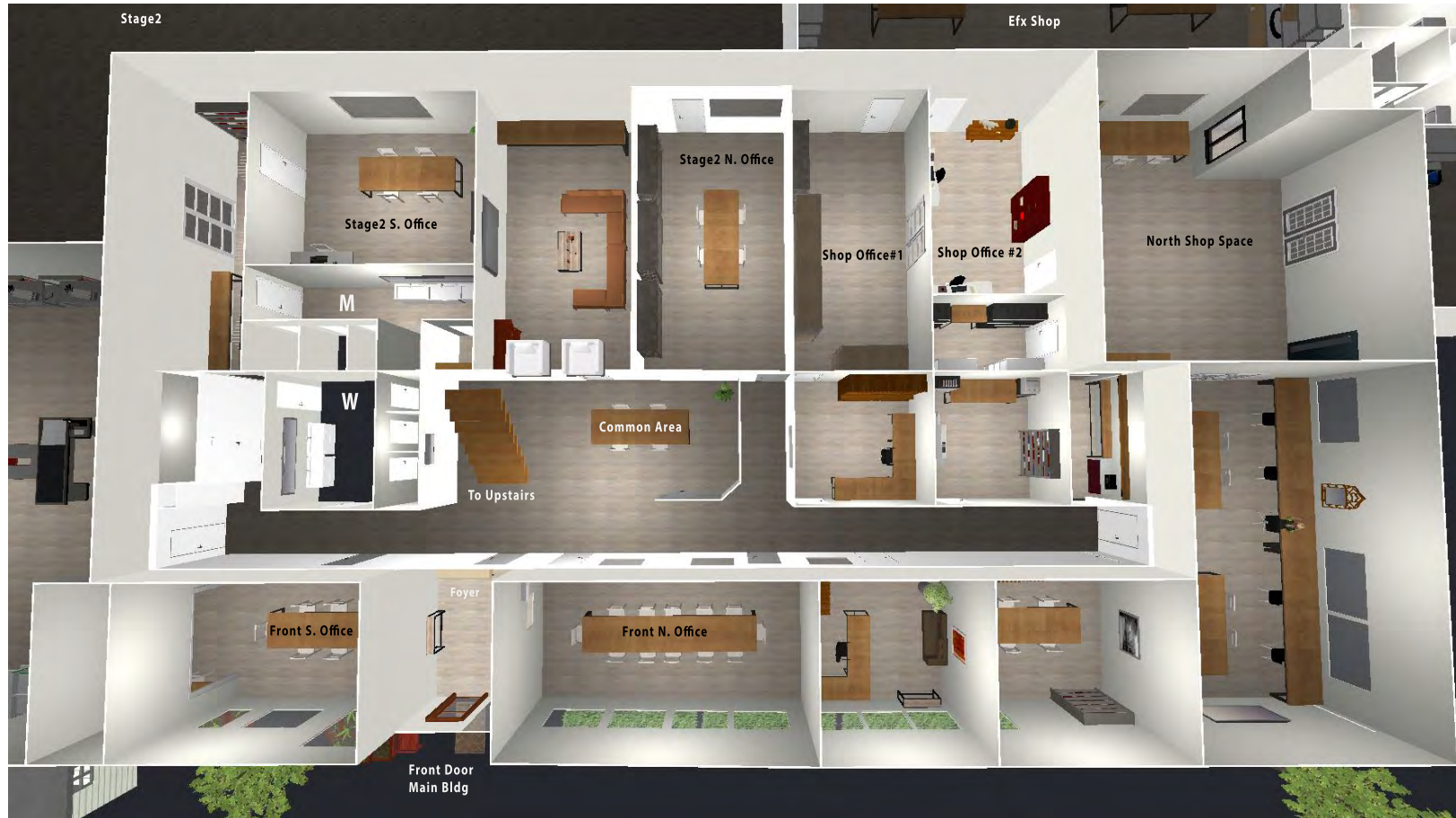
STAGE TWO

- Over 9,000 SF of open space
- Clearance 14' - 16'
- Power - 300 Amps - more can be added
- Great Space for Set Construction
- Rent with or without white Cyc Wall (Cyc Wall approximately 40' x 50')
- 1 Ground Level Door



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OFFICE



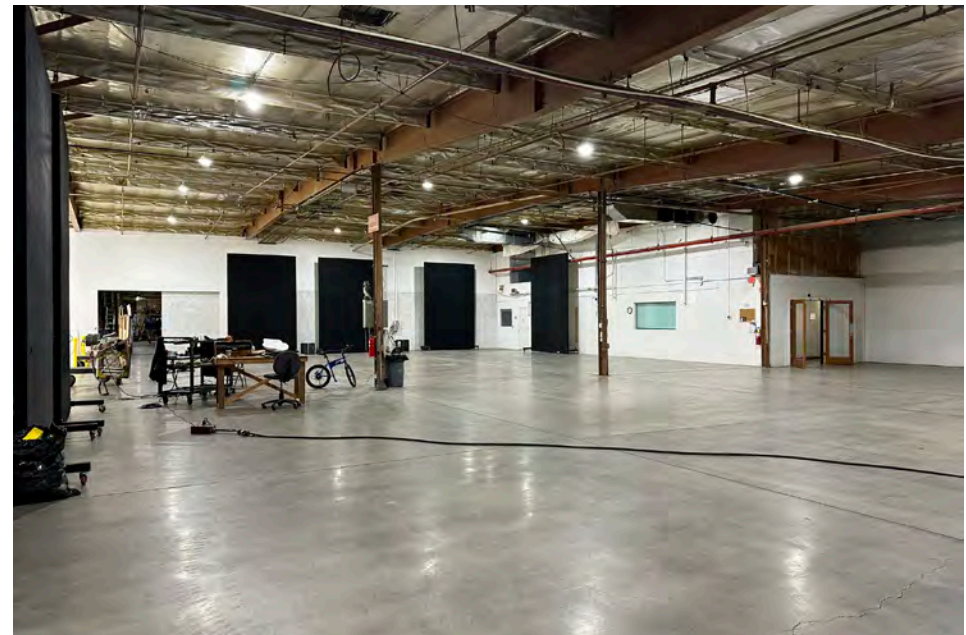
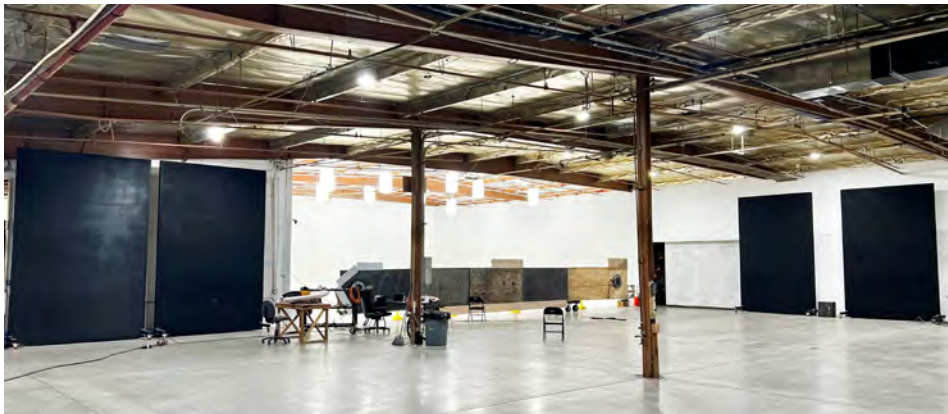
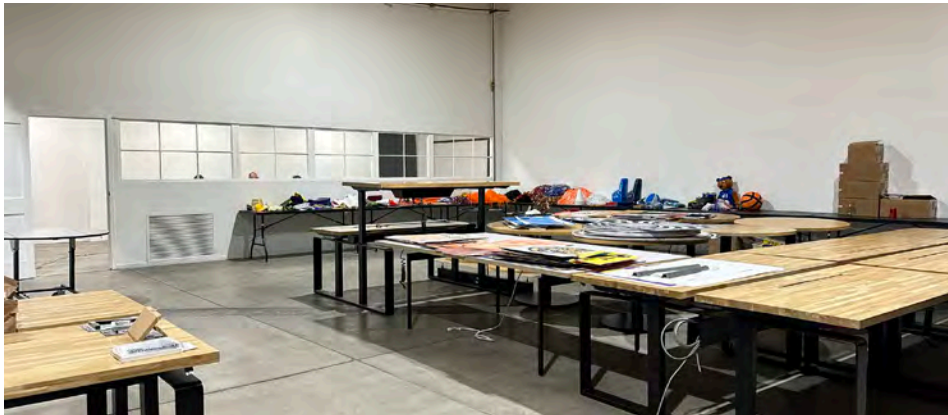
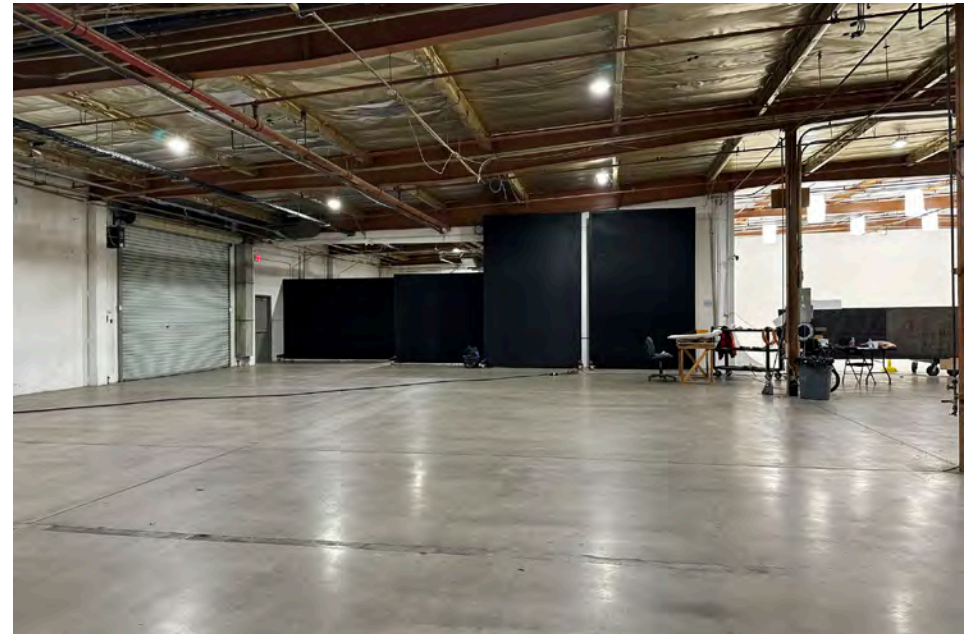
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STAGE ONE PHOTOS



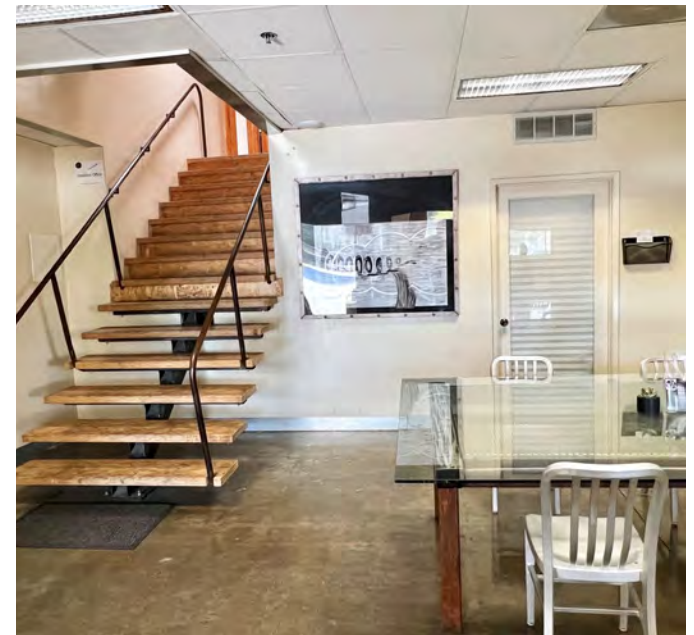
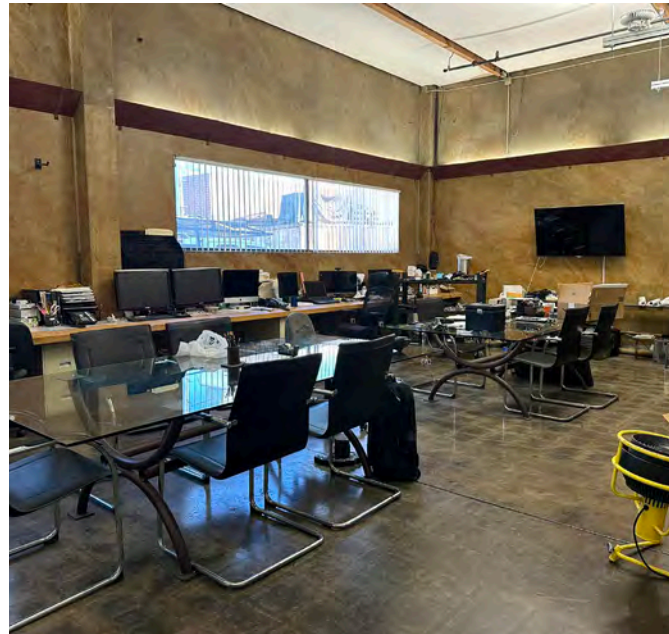
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STAGE TWO PHOTOS



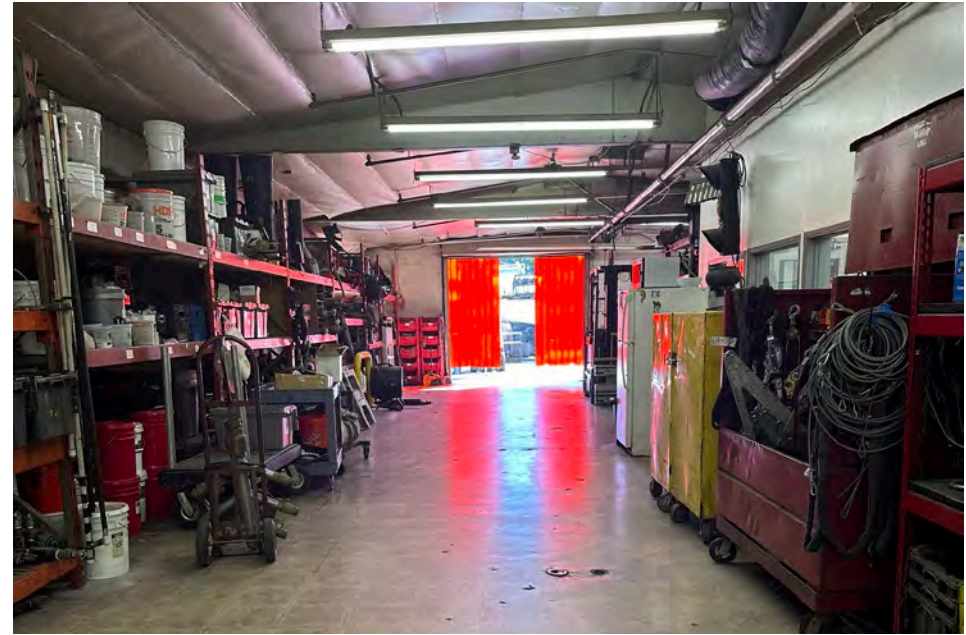
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OFFICE PHOTOS



5539 RIVERTON AVE. NORTH HOLLYWOOD, CA

EFX SHOP PHOTOS



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AERIAL OVERVIEW



SUBJECT

5539 Riverton Avenue
North Hollywood, CA

Satsuma Ave

Burbank Blvd

Riverton Ave

