

Available SF 3,900 SF

Industrial For Lease

Building Size 13,094 SF



**Property Name:** Mission Industrial Park  
**Address:** 8825 Shirley Ave, Northridge, CA 91324  
**Cross Streets:** Shirley Ave/Parthenia St

Professionally Managed Mission Industrial Park  
 Convenient to Costco - Fast Food and Drive-in Restaurants  
 No Common Area Maintenance Fee  
 No Marijuana Uses

**Lease Rate/Mo:** \$5,460  
**Lease Rate/SF:** \$1.40  
**Lease Type:** Gross  
**Available SF:** 3,900 SF  
**Minimum SF:** 3,900 SF  
**Prop Lot Size:** POL  
**Term:** 3 Years w/ Annual COLA's  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** MR2-1

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1 / 12'x12'  
**DH Doors/Dim:** 0  
**A: 200 V: 240 O: 3 W:**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1973  
**Whse HVAC:** No  
**Parking Spaces:** 7 / **Ratio:** 1.8:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 750 SF / 3  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 1,032 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2783-025-044

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [David Hoffberg, SIOR 818-917-2505](mailto:David.Hoffberg@go2delphi.com)

**Listing #:** 45050975

**Listing Date:** 06/10/2026

**FTCF:** CB250N000S000/A0AA

**Notes:** Additional power of 125A, 240V, 1P. All information contained herein is deemed reliable and must be independently verified by the Lessee. Lessee is solely responsible for confirming electrical service and zoning are suitable for the Lessee's intended use.