

6950 Tujunga Avenue
North Hollywood, CA 91605

LEASED BY:
 CUSHMAN &
WAKEFIELD



North Hollywood Los Angeles



Available

Immediate Occupancy

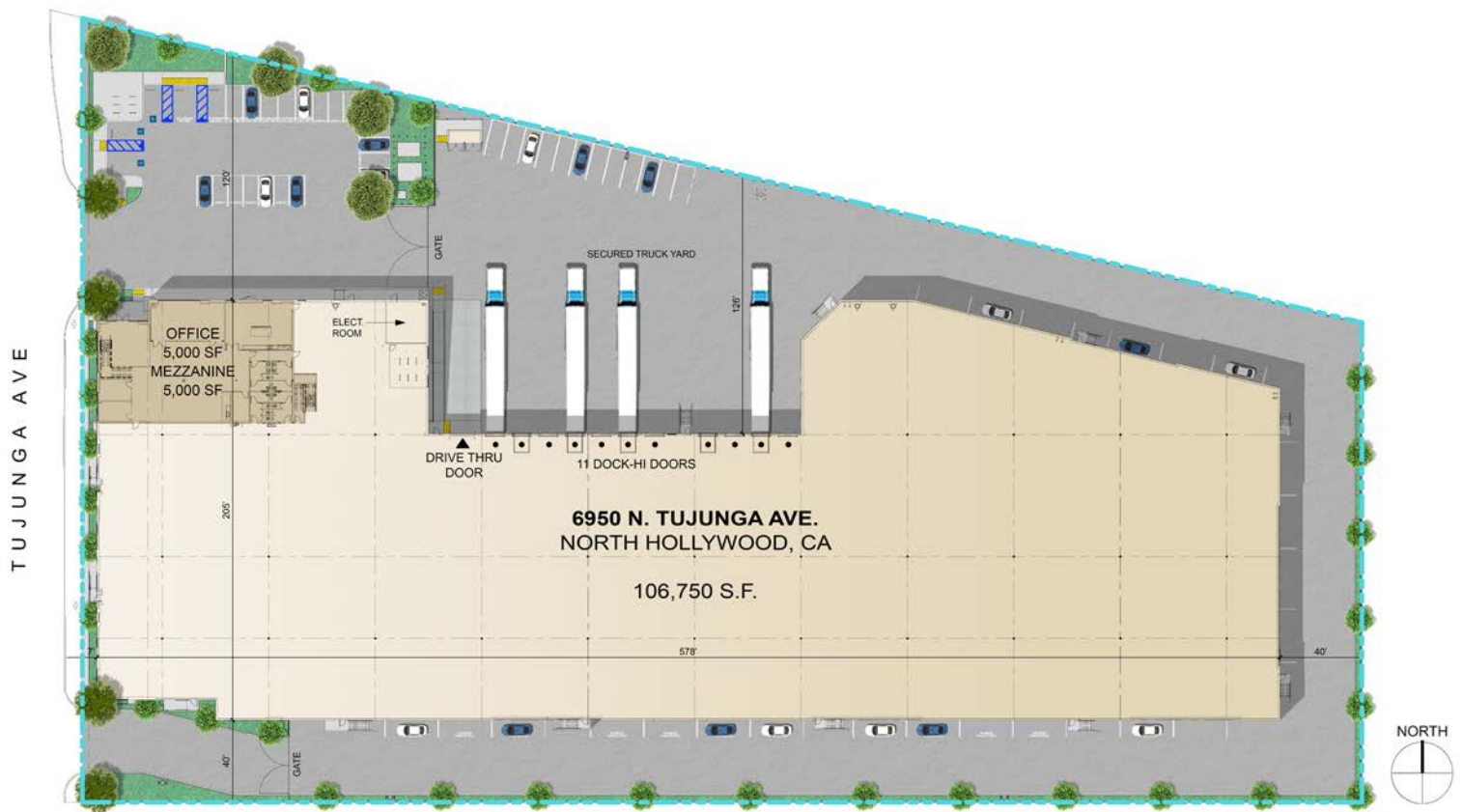
106,750 SF

Available Space

4.43 AC

Land Size

KURVINDUSTRIAL.COM



Enhanced Building Specs

CONSTRUCTION

Brand New Construction of Class A Design
Contemporary Architectural Features
Clerestory Glass
Premium Interior & Exterior Finishes

EXTERIOR

Extensive Landscaping

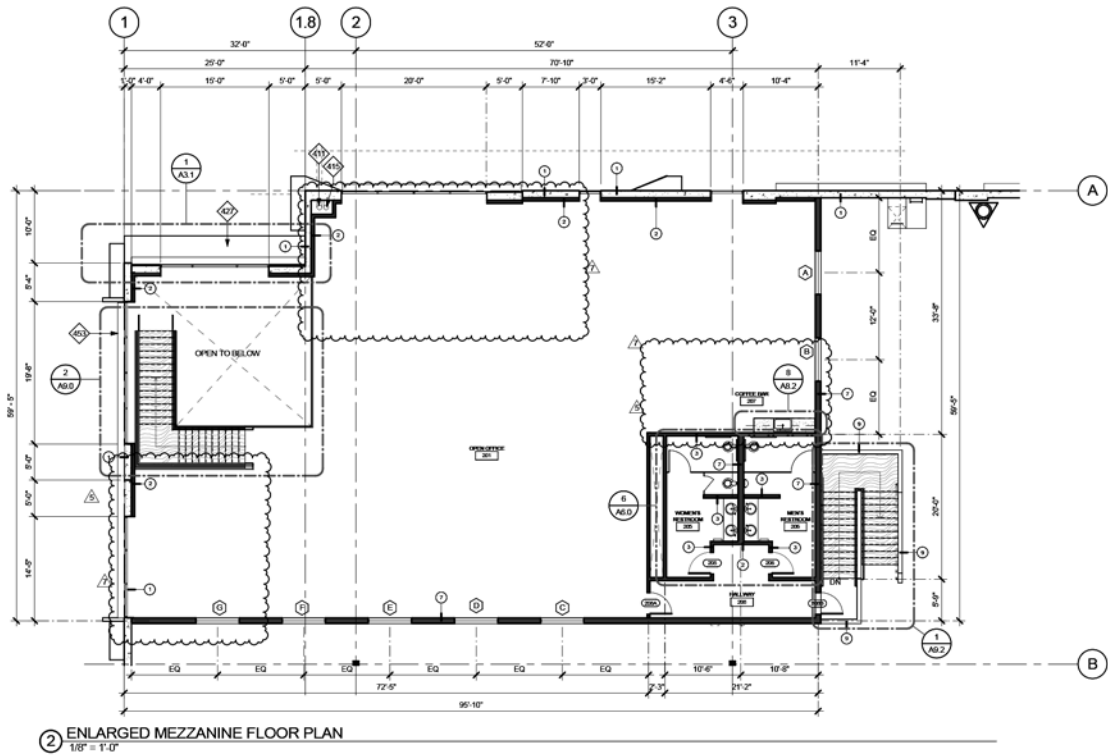
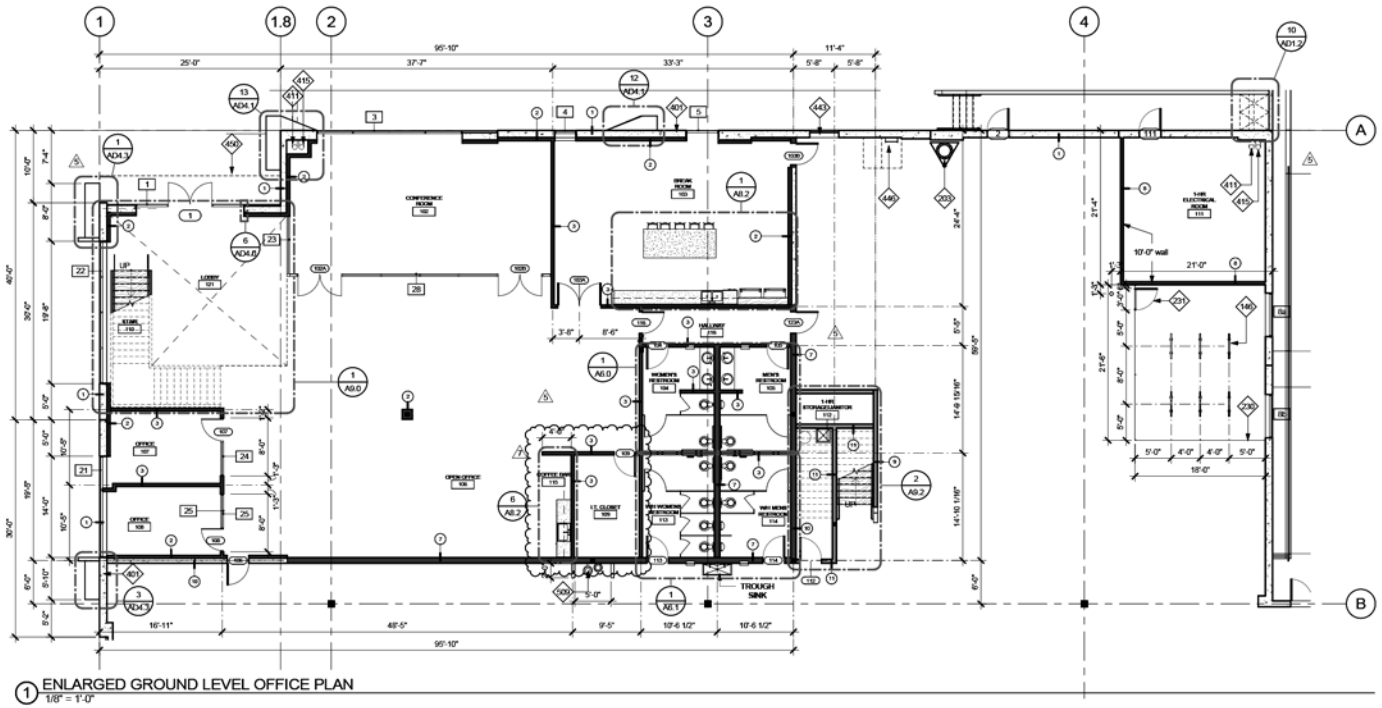
TRUCK COURT

Fully Secure Truck Court with Minimum 135'
Full 360 Degree Exterior Drivable Circulation
with concrete drive aisles and truck court

PARKING

7 EV Stalls
12 Future EV Stalls (Conduit Only)
12 Long Term Bicycle Parking
12 Short Term Bicycle Parking

OFFICE PLAN



Building Specs

ADDRESS

6950 Tujunga Avenue
North Hollywood, CA 91605

ARCHITECT

Herdman Architecture + Design, Inc

TOTAL SF

106,750 SF (101,750 SF Footprint)

OFFICE SF

5,000 SF Ground Level Office
5,000 SF Mezzanine Office

LAND ACRES

4.43 AC (52.73% Coverage)

PARKING

Auto: 58 stalls

DEPTH

Max 153', Average 137' Truck Court Depth
140' Building Depth

POWER

4,000 Amps

MECHANICAL

1 Air Change/Hr.

BAY SPACING

60' speed bay, 50' typical bay spacing
perpendicular to dock doors, 52' bay typical
parallel to dock doors, odd bay at end per plan

LOADING DOORS

11 Dock High (4' Height), 1 Grade Level
9'x10' sectional overhead with vision glazing

LOADING PACKAGES

40K LB mechanical levelers installed on every other
door, (Serco 7'Wx8'L) 50K cycles overhead doors

CLEAR HEIGHT

32'

MAX RIDGE HEIGHT

40'

LIGHTING

20 FC | Warehouse LED

FIRE PROTECTION

ESFR K-25

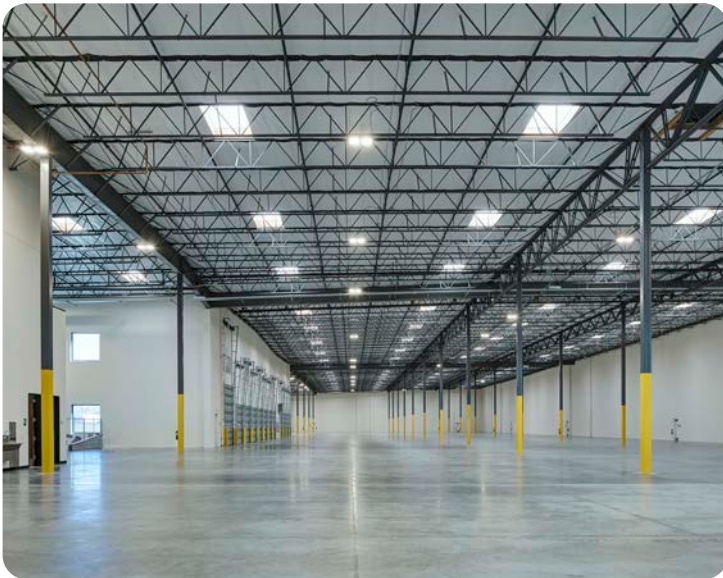
ROOF

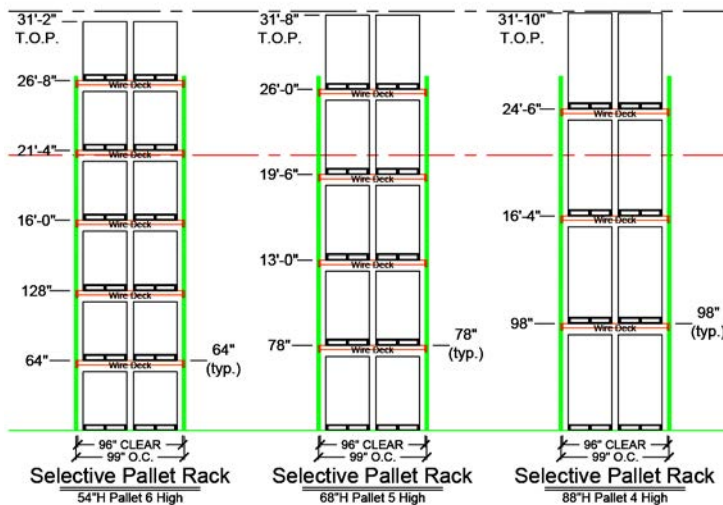
4-Ply Built Up, 2.5% total roof area smoke hatch
and skylights, smoke hatch calc per code

CONSTRUCTION

7' thick flat warehouse slab (4,000 PSI), white
faced scrim insulation, 100% concrete paving,
exterior and interior warehouse paint coatings

Property Photos





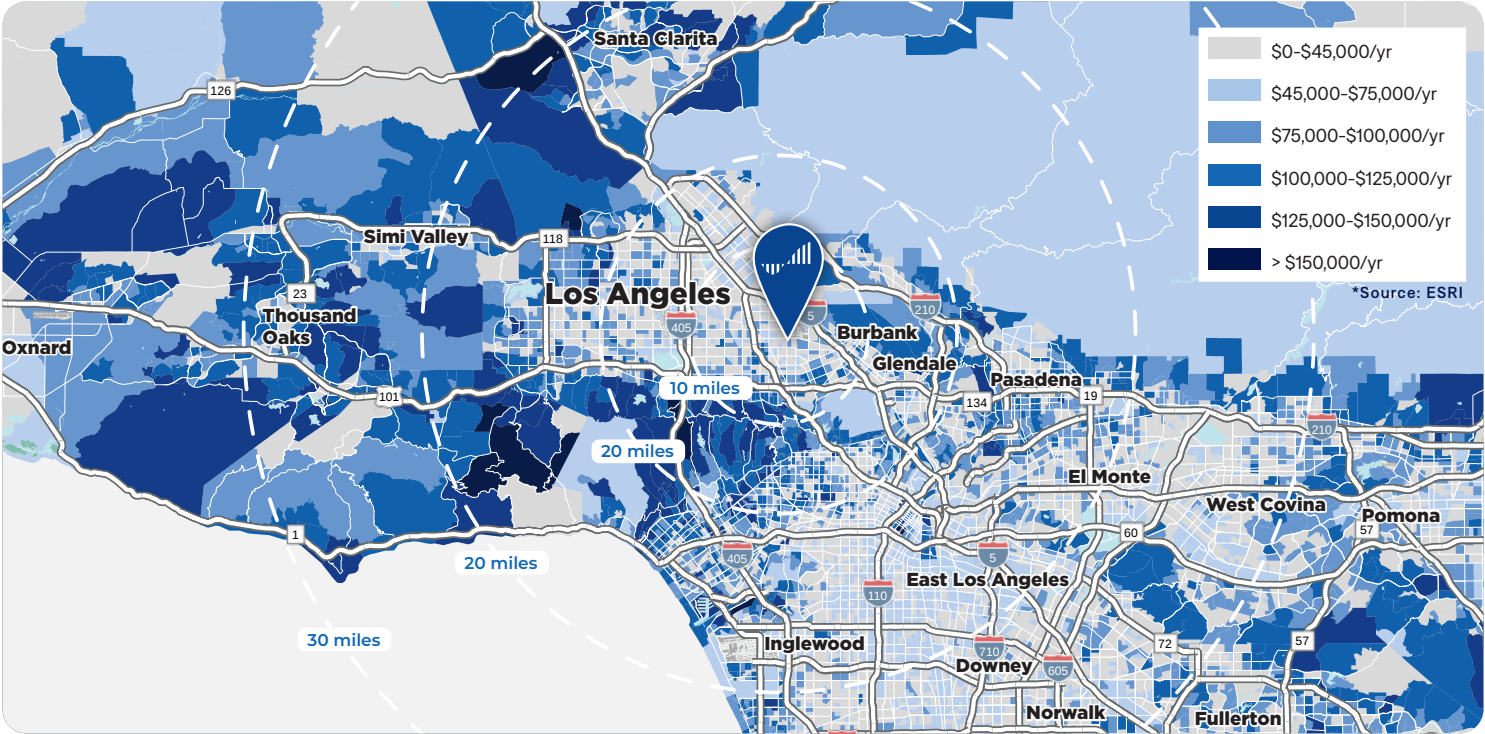
PALLET HEIGHT	PALLET POSITIONS
54"	10,576
68"	8,968
88"	7,110

A map of Southern California with Los Angeles at the center. A blue teardrop icon with a white bar chart is positioned over Los Angeles. Six military bases are highlighted with blue circles and lines indicating their distance from Los Angeles. The bases and their distances are: Vandenberg Space Force Base (150 miles), Edwards AFB (85.5 miles), Air Force Plan 42/Lockheed Martin Skunk Works (54.3 miles), Point Mugu Naval Base (54 miles), El Segundo (33.2 miles), and Los Alamitos Army Base (41.2 miles). The map also shows various cities, counties, and national forests in the region.

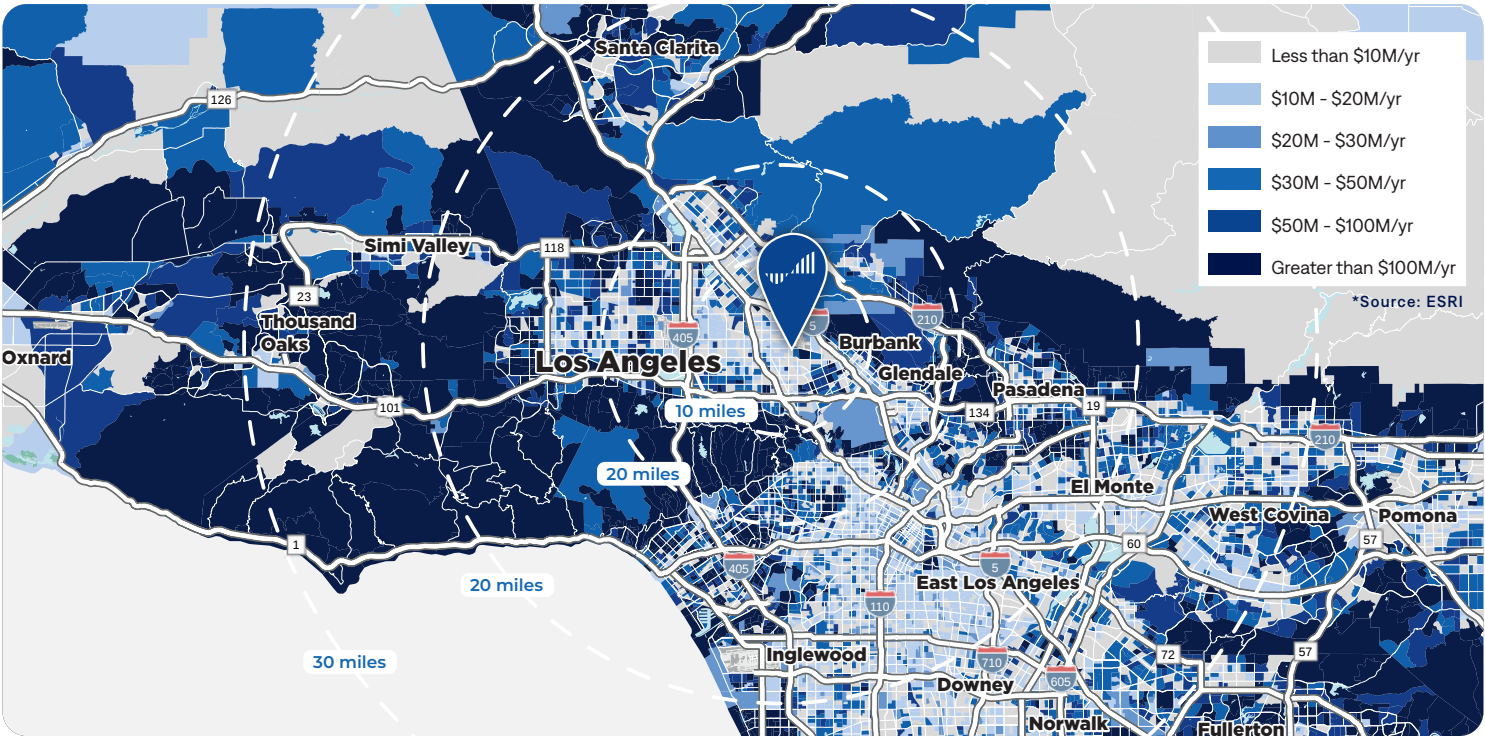
Military Base	Distance from Los Angeles
Vandenberg Space Force Base	150 miles
Edwards AFB	85.5 miles
Air Force Plan 42/Lockheed Martin Skunk Works	54.3 miles
Point Mugu Naval Base	54 miles
El Segundo	33.2 miles
Los Alamitos Army Base	41.2 miles

Income & Spending

2025 Median Household Income



2025 Retail Goods Spending

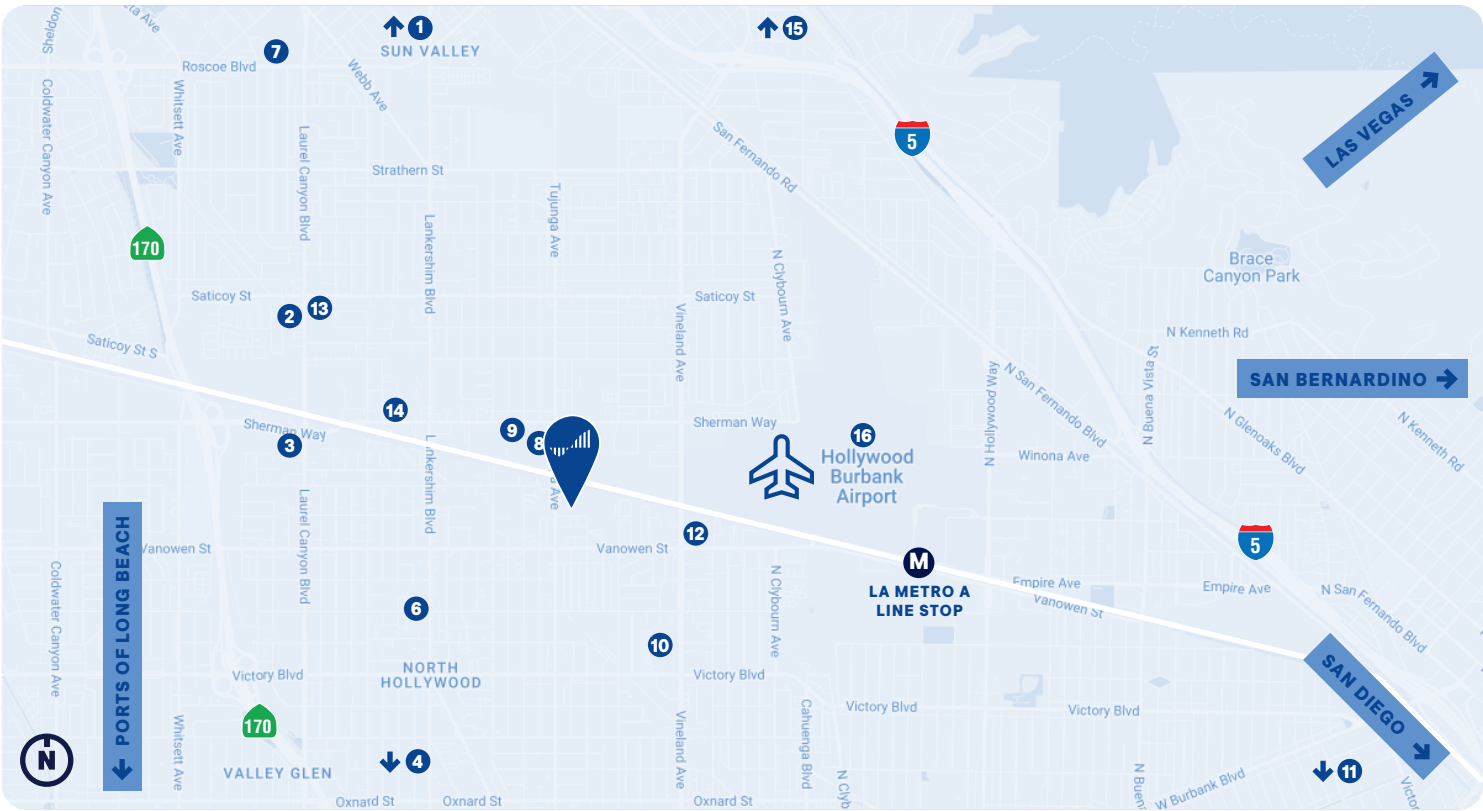


LOCATION

Strategic Location

State-of-the-art construction and move-in ready.

- Located within 45 miles of the Ports of Los Angeles and Long Beach
- Remarkable proximity to Hollywood Burbank Airport (2.4 miles)
- Located less than 3 miles from both I-5 and SR 170



Tenant Services

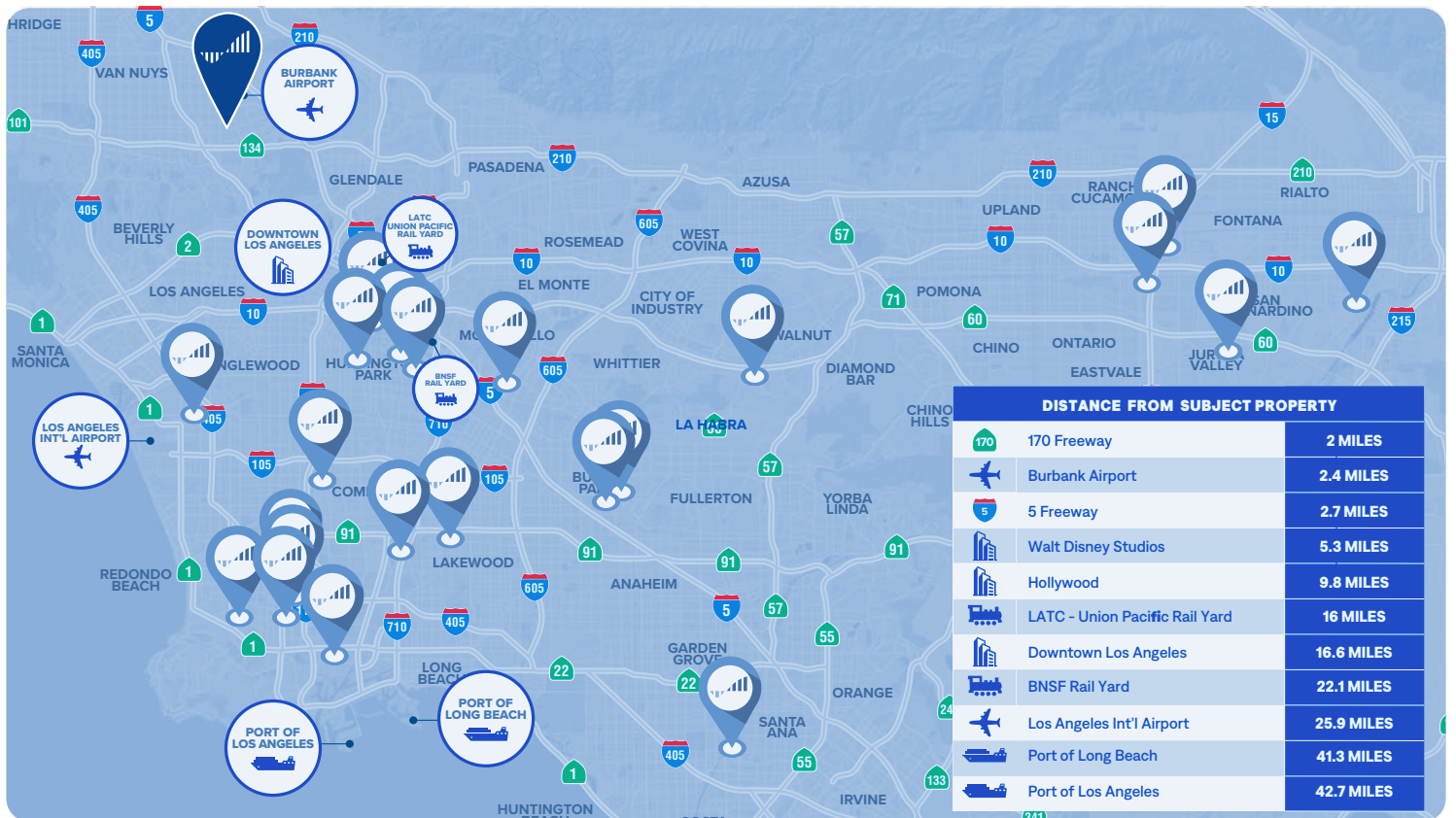
	NAME	ADDRESS	SERVICE TYPE	PHONE #	PROXIMITY		NAME	ADDRESS	SERVICE TYPE	PHONE #	PROXIMITY
1	Pacifica Hospital	9449 San Fernando Rd	Emergency	818-252-2184	3.8 miles	9	Home Depot	11600 Sherman Way	Retail	(818) 754-9600	0.7 miles
2	ViaSalud Medical Center	744 Laurel Canyon Blvd	Emergency	818-691-3260	2.0 miles	10	Target	1051 Victory Blvd	Retail	(818) 761-3083	1.4 miles
3	LAFD Station #89	7063 Laurel Canyon Blvd	Public Safety	818-756-8689	1.5 miles	11	Burbank Town Center	201 E Magnolia Blvd	Retail	(818) 566-8556	4.4 miles
4	LAPD	11640 Burbank Blvd	Public Safety	818-754-8300	2.3 miles	12	ARCO	6804 Vineland Ave	Fuel	(818) 761-1494	0.9 miles
5	FedEx Ship Center	11340 Sherman Way	Shipping	800-463-3339	0.5 miles	13	Super 8 - N. Hollywood	7541 Laurel Canyon Blvd	Lodging	(818) 765-9800	2.0 miles
6	USPS	6555 Lankershim Blvd	Shipping	800-275-8777	1.2 miles	14	MPG Truck Solutions	1801 Sherman Way	Truck Repair	(424) 342-4444	1.0 miles
7	UPS Store	8309 Laurel Canyon Blvd	Shipping	818-767-9997	3.0 miles	15	Bull's Truck Wash #2	12242 Branford St	Truck Wash	(818) 899-3700	4.7 miles
8	Costco	11428 Sherman Way	Retail	818-413-7082	0.4 miles	16	Hollywood Burbank Airport	2627 N Hollywood Way	Airport	(818) 840-8840	1.8 miles

Corporate Neighbors

Corporate & Publicly Traded Manufacturers

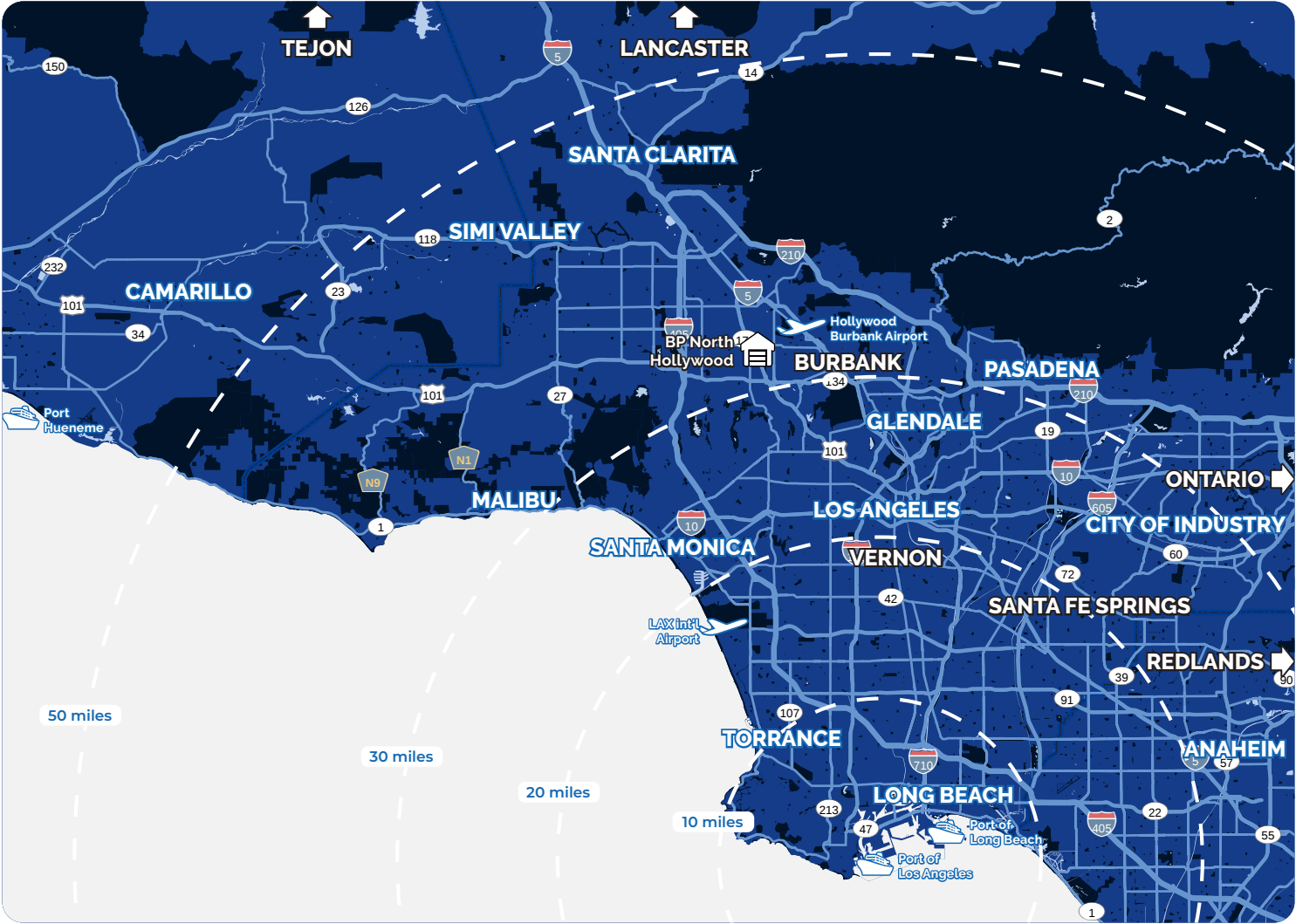


1	Crane Aerospace	7	Meggitt Aerospace	13	Pharmavite	19	Spears Manufacturing	25	Kaman Corporation
2	Hutchinson Aerospace	8	Klune Industries	14	Puretek	20	Abbott	26	Triumph Group
3	Curtiss-Wright	9	Takeda	15	Monster Energy	21	Mason Controls	27	Kaman Aerospace
4	Senior Aerospace	10	Boeing	16	Linzer Products	22	MS Aerospace	28	Aero Space Controls Corp
5	PPG Aerospace	11	Eon Instrumentation	17	PPG Aerospace	23	New Hampshire Ball Bearings Inc	29	Moog Inc
6	Avibank MFG	12	Capstone Green Energy	18	QPC Lasers	24	Northrop Grumman	30	Align Aerospace



Drayage Rates & Savings

From Port of LA / Long Beach



SUBMARKET	COST PER CONTAINER (FROM LA/LB PORT)	DIFFERENCE (COST DIFFERENCE PER CONTAINER)	ANNUAL SAVINGS 5,000 CONTAINERS/YR*	ANNUAL SAVINGS 10,000 CONTAINERS/ YR**
Burbank	\$884	\$0	\$0	\$0
Ontario	\$990	\$106	\$530,000	\$1,060,000
Redlands	\$1,112	\$228	\$1,140,000	\$2,280,000
Lancaster	\$1,175	\$291	\$1,455,000	\$2,910,000
Tejon	\$1,434	\$550	\$2,750,000	\$5,500,000

*Assumes volume of 5,000 × 40' containers per year
**Assumes volume of 10,000 × 40' containers per year
Excludes Accessorial Charges (between drayage companies - vary ± 15% to 25%)

Source: WCL Consulting - Southern California 2022 Container Drayage Rate Report

Chicago • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Miami, Los Angeles, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



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