



19731
NORDHOFF ST

*35,000-65,000 SF
Freestanding Industrial/
Manufacturing Building W/
Heavy Power*

NORTHRIDGE, CA 91324



Property Details

ADDRESS	19731 Nordhoff St, Northridge
BUILDING SIZE	35,000-65,000 SF
POWER	1,200 Amps 3 Phase 277/480V
SPRINKLERS	Yes
DOCK DOORS	3 Dock Doors (2 Dock Levelers)
GRADE DOORS	3 Grade Doors
CLEAR HEIGHT	17' Minimum
PARKING	±126 Spaces (1.94/1,000 SF)
HVAC	Warehouse Heaters & Swamp Coolers
YEAR BUILT	1979
SUBLEASE	Through June 30th, 2027
DIVISIBLE	Divisible down to 35,000 SF of Warehouse space to suit smaller occupancy requirements

35K-65K

BUILDING SF

\$0.95

LEASE RATE (GROSS)

PROPERTY HIGHLIGHTS

Size & Scale: 65,000 SF industrial facility situated on a massive 3.09-acre lot (20% site coverage), offering rare, expansive yard space for parking, storage, or staging. Potentially can be subdivided making a smaller 35,000 SF footprint.

Manufacturing: Heavy Power infrastructure featuring conduit-fed, distributed electrical drops and compressed air lines throughout the production area

Prime Access: Located in the heart of the San Fernando Valley industrial corridor; 1.6 miles to the **Northridge Metrolink** and minutes from the **118, 405, and 101 Freeways**.

Retail Convenience: Walking distance to **Northridge Plaza** (Target, Starbucks), providing high-quality amenities for employees.

Flexible Zoning (LAMR2): Clean light-industrial zoning accommodating manufacturing, R&D, and distribution.



LAMR2 – Light Industrial

The LAMR2 Zone is intended to **preserve industrial land for light industrial and non-retail uses**, support employment-focused activity, and allow a range of uses like manufacturing, R&D, and light processing.

USES PERMITTED

Aircraft factory

Bolt or screw thread rolling or cutting

Box factory or cooperage

Brewery

Building materials salvage yard

Carpet or rug manufacturing

Die casting

Electrical equipment manufacturing

Fencing, woven wire, manufacturing

Furniture manufacturing

Planing mill or wholesale lumber yards

Roll forming of metal, cold process

Screw machine products manufacturing

→ [LINK TO ZONING MATRIX](#)

PROPERTY AERIAL



FULL BUILDING FLOOR PLAN

65,000 SF

TOTAL BUILDING SF

9,456 SF

OFFICE



PARTIAL BUILDING FLOOR PLAN



35,000 SF

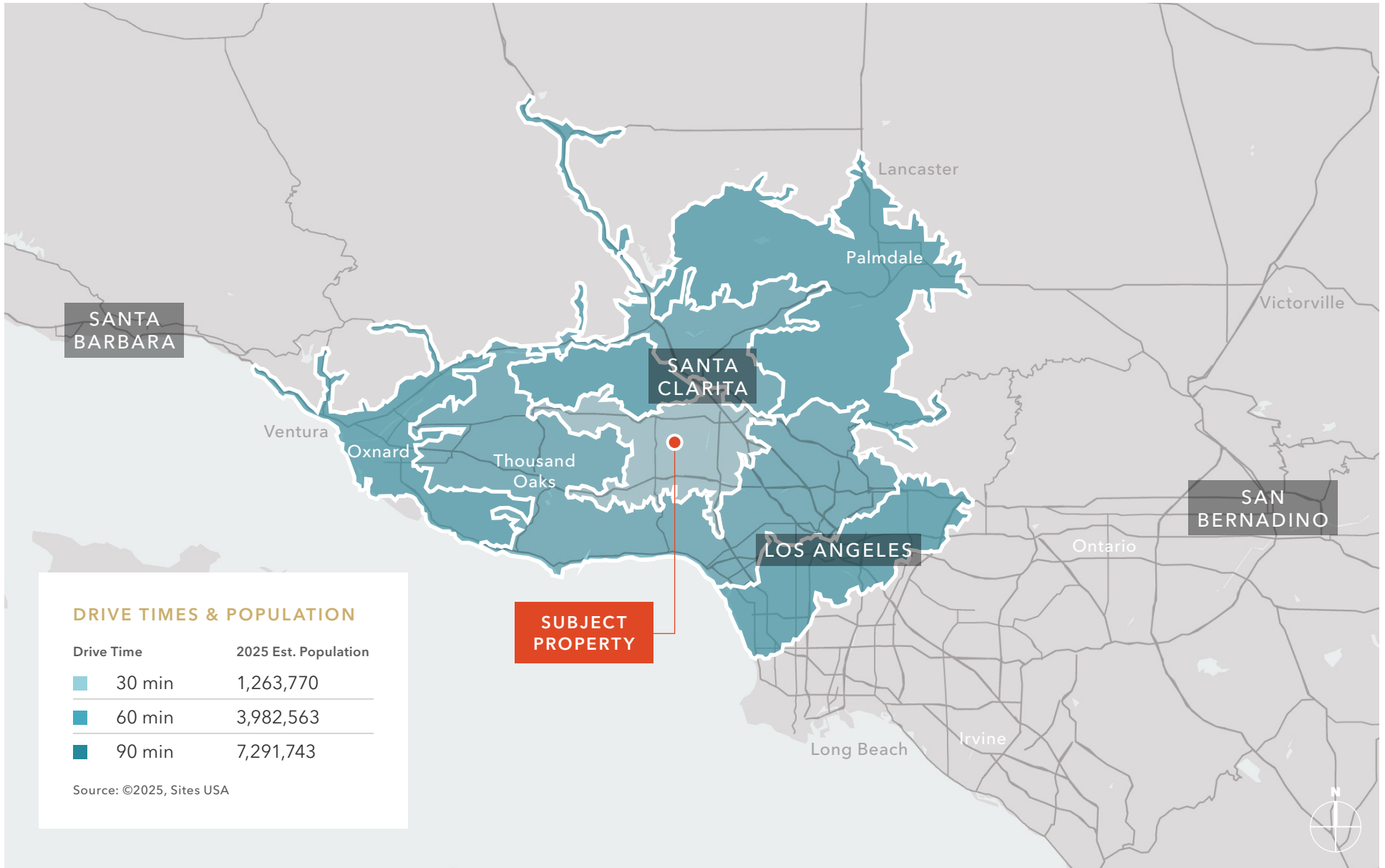
SPACE A SF

30,000 SF

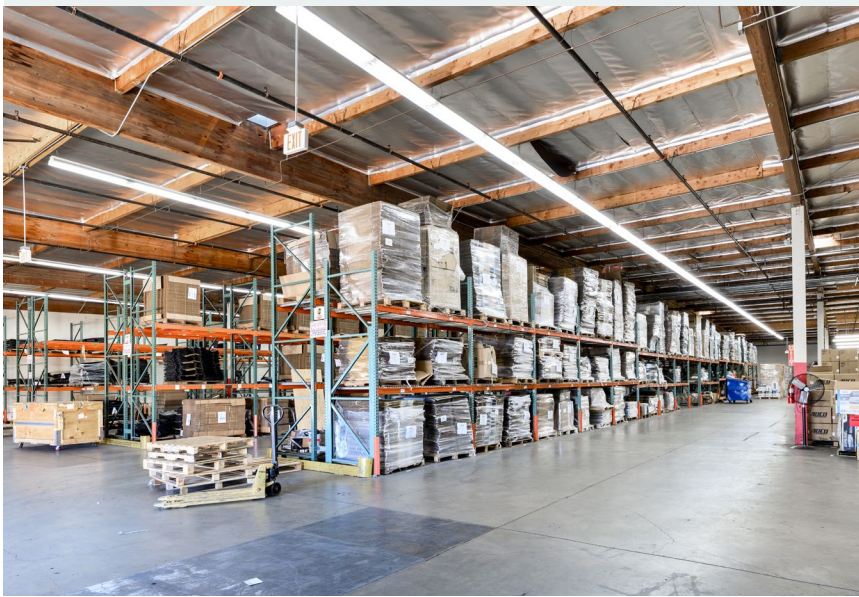
SPACE B SF















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