

# For Lease or Sale

## 34,663 SF Industrial Building

11640 Hart St  
North Hollywood, CA 91605

Colliers



Accelerating success.

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505 N Brand Blvd  
Suite 1120  
Glendale, CA 91203

[www.colliers.com](http://www.colliers.com)

# Building Highlights



Highly Identifiable  
Iconic Architecture



38' Maximum  
Ceiling Clearance



Clear Span Throughout  
Main Facility



18% Bonus Space  
Available

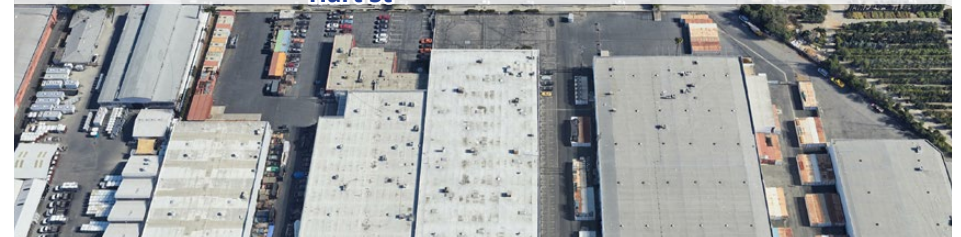


More Loading  
Possible



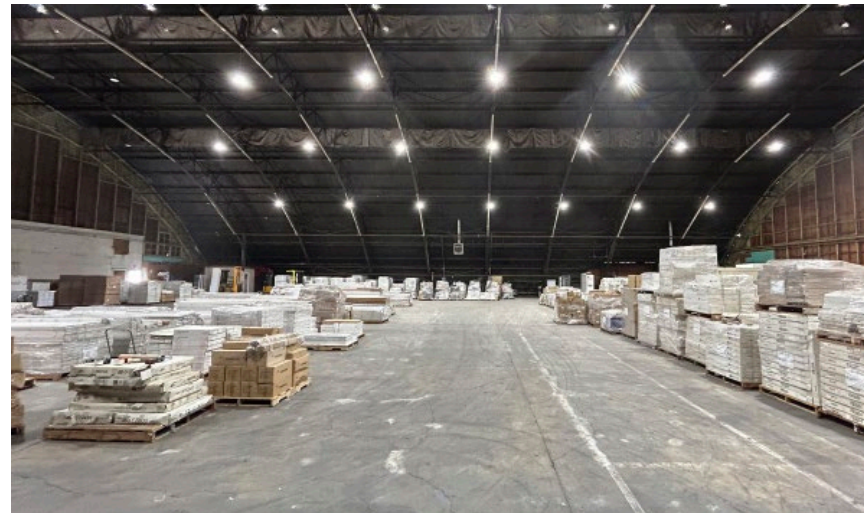
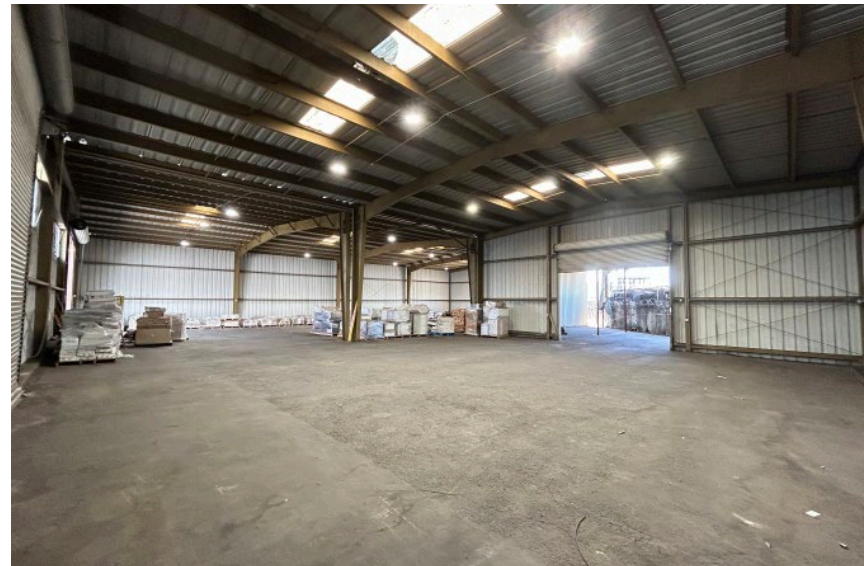
Immediate Access to  
Major Studios

Available SF	34,663 on 62,784 SF of Land
Sale Price	\$7,848,000
Sale Price/SF	\$226.41 (\$125.00 Land Price/SF)
Monthly Rent	\$51,648.00
Lease Rate/SF	\$1.49 MG
Clear Height	24'-38'
GL Doors / Dim	3 / (2) 16'x14'; (1) 12'x13'
Power	400A, 240V, 1Ph, 3W
Parking Spaces / Ratio	60 / 1.7:1
Sprinklered	Yes
Office SF / #	330 / 2
Restrooms	1
Yard	Fenced
Zoning	M2
Possession	30 Days
To Show	Call Agent

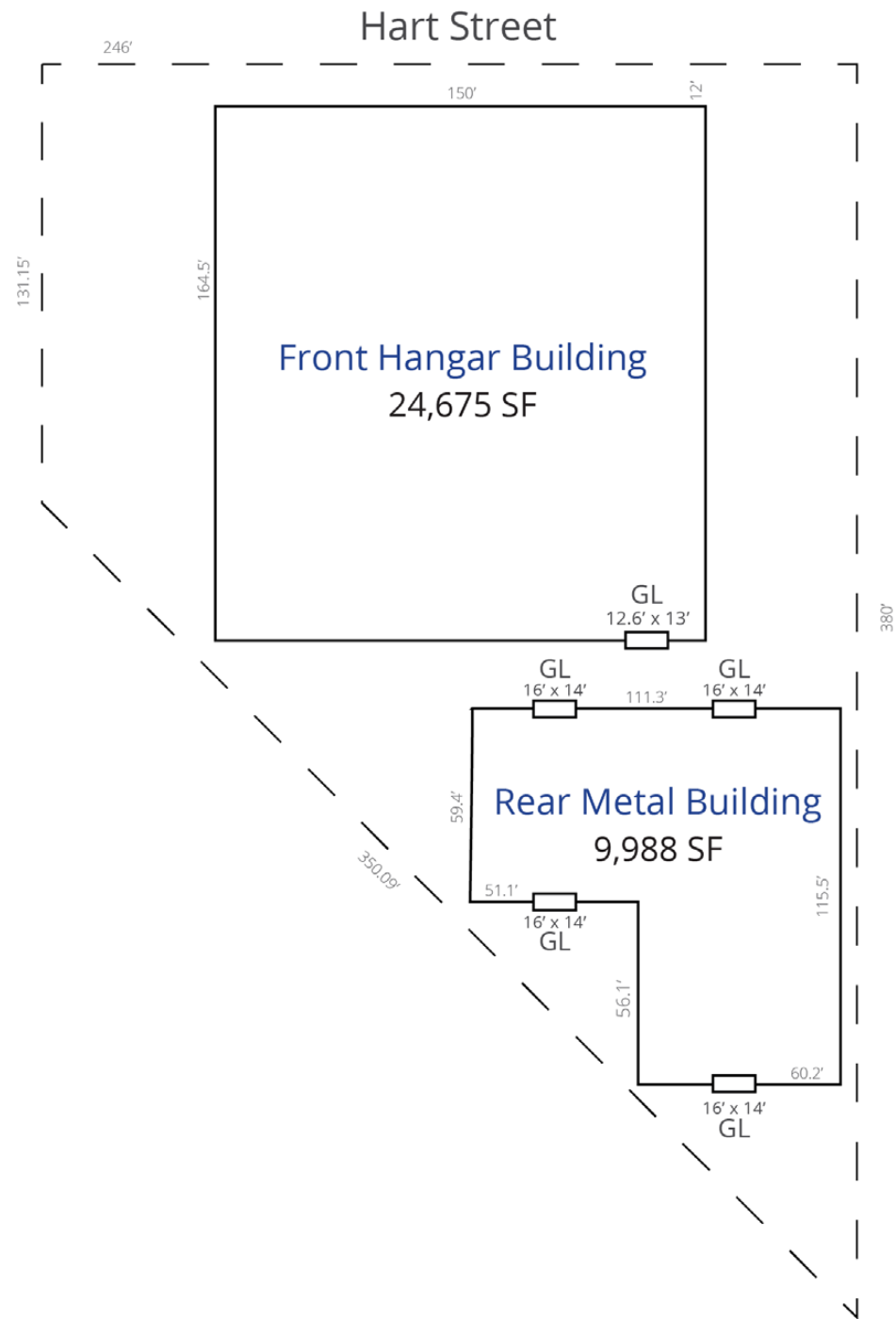


Notes: Two-building complex. Front hangar building is 24,675 SF and rear metal building is 9,988 SF. Rear building clear height: 17' - 20', no sprinklers. Office A/C is a wall unit. Parking: partial tandem in count. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant or buyer is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant or buyer's use.

# Photos

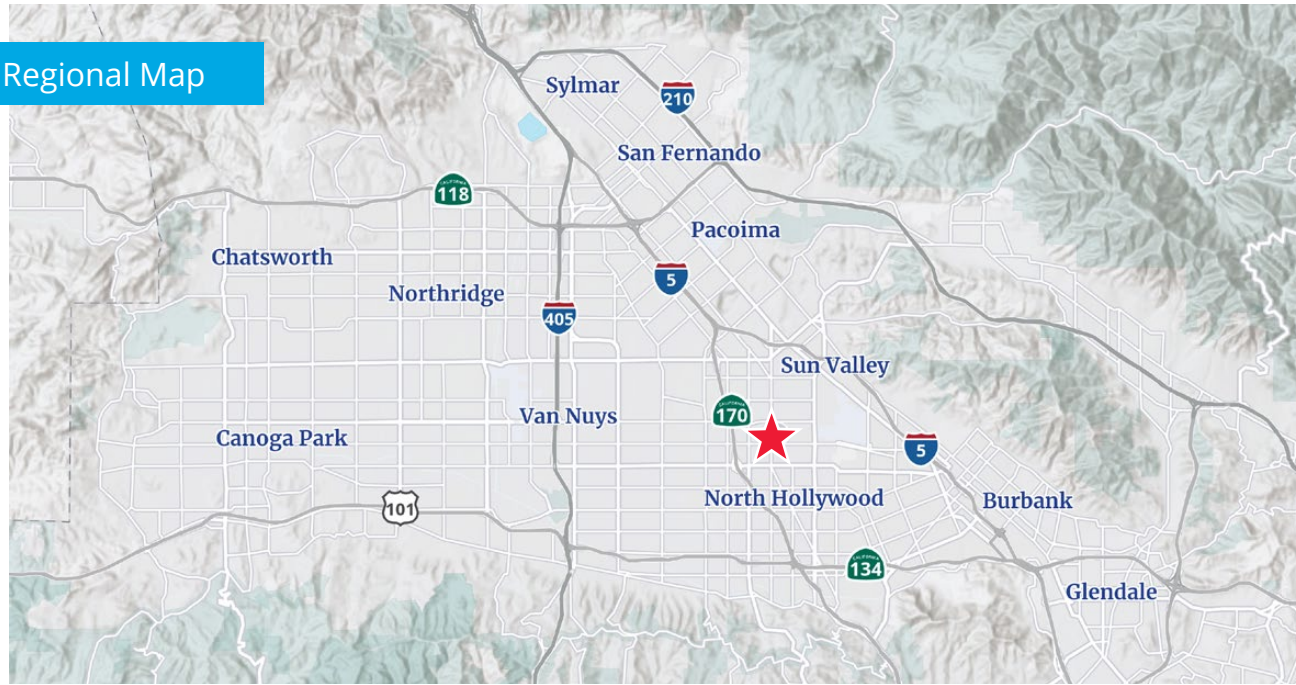


# Site Plan

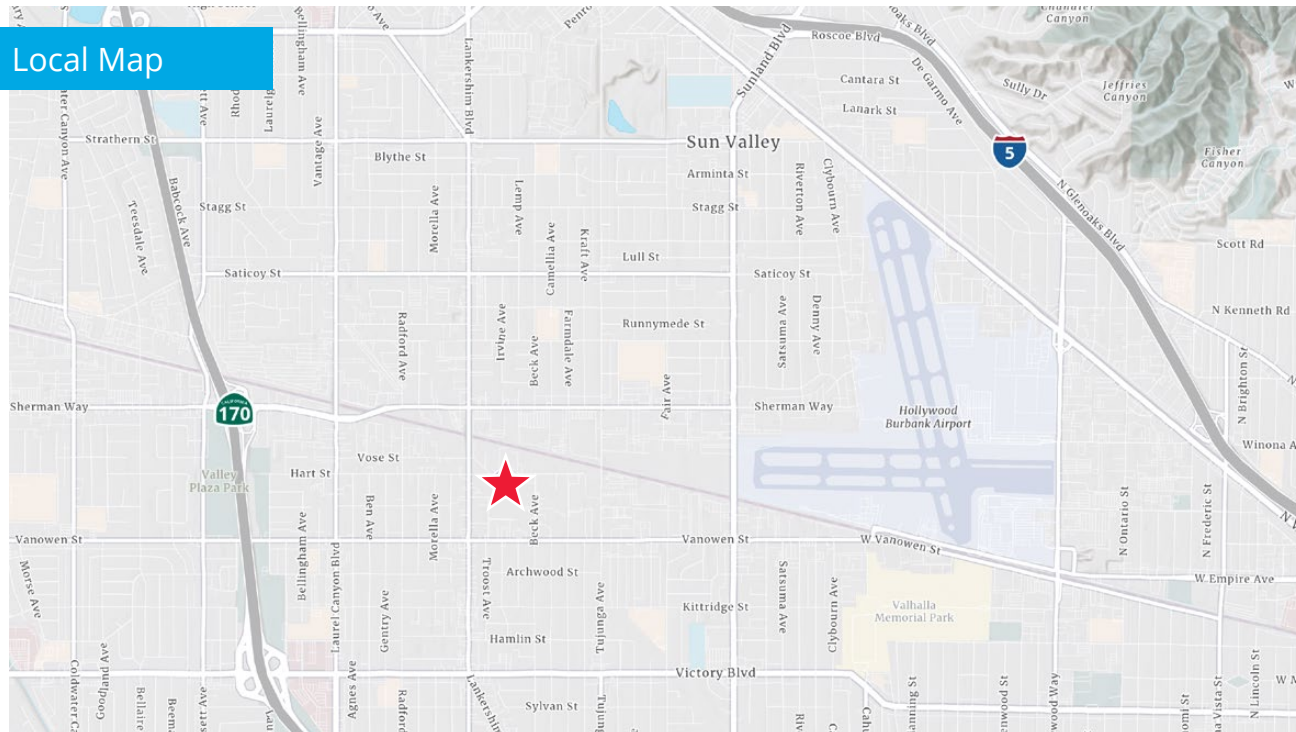


# Location Maps

Regional Map



Local Map





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### Contact Info

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