

Available SF 5,040 SF

Industrial For Lease

Building Size 10,080 SF



Property Name: Mission Industrial Park
Address: 8803 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: \$7,056
Lease Rate/SF: \$1.40
Lease Type: Gross
Available SF: 5,040 SF
Minimum SF: 5,040 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: 150 V: 240 O: 1 W:
Construction Type: Concrete
Const Status/Year Blt: Existing / 1973
Whse HVAC: No
Parking Spaces: 10 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,350 SF / 6
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 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 #: 45051006

Listing Date: 06/10/2026

FTCF: CB250N000S000/A0AA

Notes: 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.