

**6859 TUJUNGA
AVE**

INDUSTRIAL PROPERTY FOR SALE



STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

6859 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91605

6859

TUJUNGA AVE



PROPOSED USES

POST-PRODUCTION STUDIO
MANUFACTURING DISTRIBUTION

M2-1
ZONING

6859

INDUSTRIAL
PROPERTY
FOR SALE

TUJUNGA AVE

6,848 SF **7,405 SF** **M2-1** **6 SPACES**
BUILDING LOT ZONING PARKING

Stratton International is pleased to present 6859 Tujunga Ave, North Hollywood, CA 91605, a well-equipped two-story industrial building. The M2 zoned property is located in one of San Fernando Valley's industrial hot spots on Tujunga Avenue between Sherman Way and Vanowen St. The first floor is configured as versatile industrial space and the second floor is configured as professional office space. The property is well-secured with a steel fence and features a pylon sign facing Tujunga Avenue. There are 6 surface spaces available with ample street parking and a 10' x 8' ground-level truck door servicing the industrial space.

FOR MORE INFO
CALL DANIEL STRATTON
661-414-6364



2020 RENOVATIONS

**NEW INTERIOR &
EXTERIOR LIGHTING**

**NEW INTERIOR
FLOORING & PAINT**

**NEW 10 TON
HVAC SYSTEM**

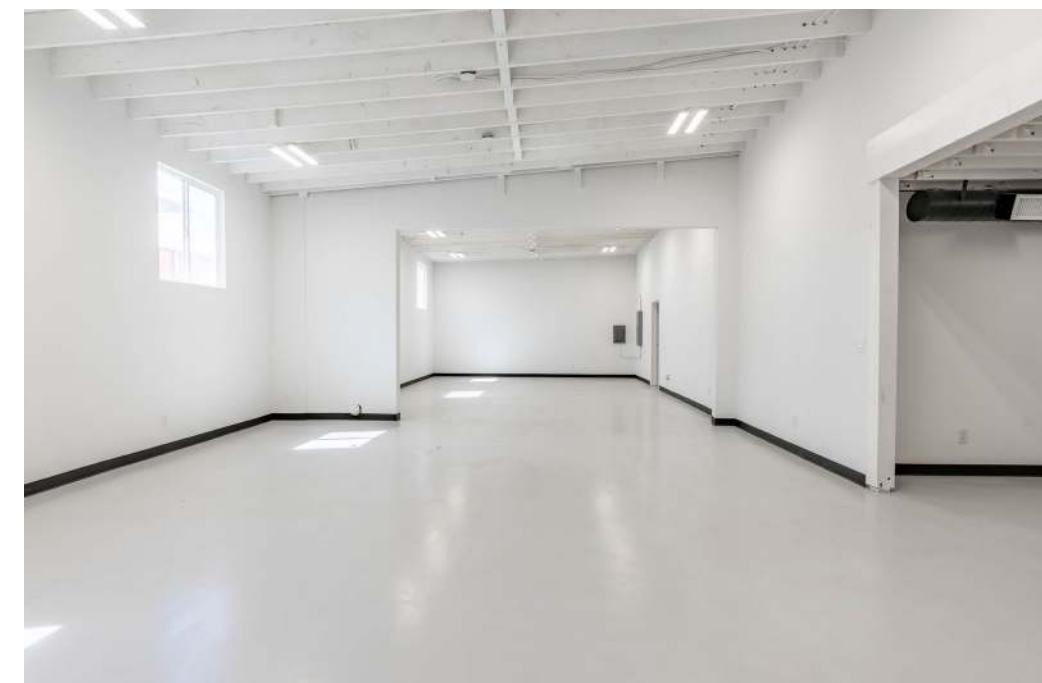
**REFRESHED
PARKING LOT**



1ST FLOOR - INDUSTRIAL SPACE

VERSATILE INDUSTRIAL SPACE WITH 12' TALL WAREHOUSE

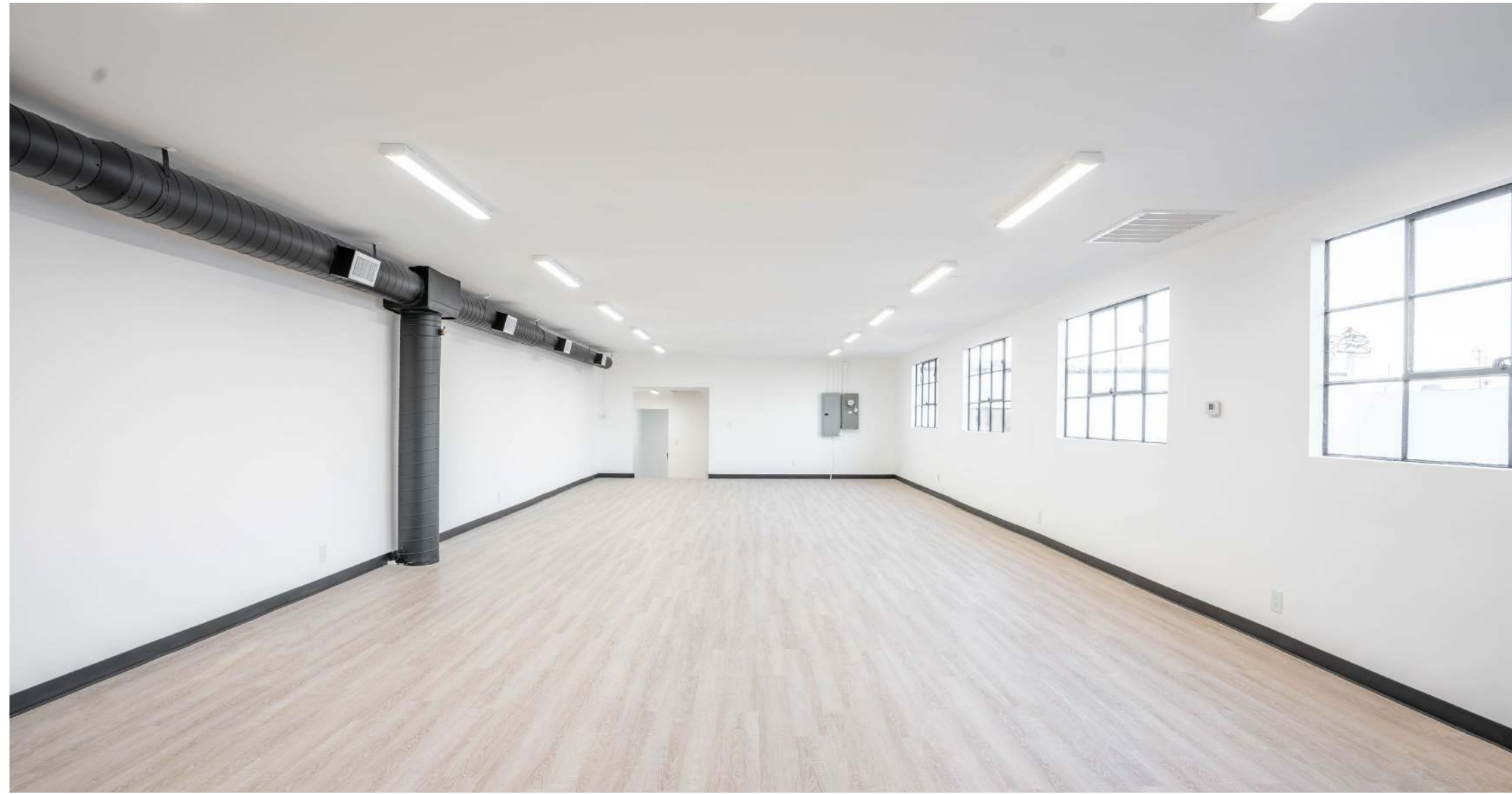
Beyond the large reception office is configurable industrial space with double door access and a 10' x 8' truck door. At the back of the property is a large 12' tall warehouse with its own door to the parking lot. There are a total of three restrooms on the ground floor in addition to a janitorial supply closet. The entire floor is freshly painted and equipped with new LED lights.



2ND FLOOR - OFFICE SPACE

HIGH-IMAGE PROFESSIONAL OFFICE SPACE

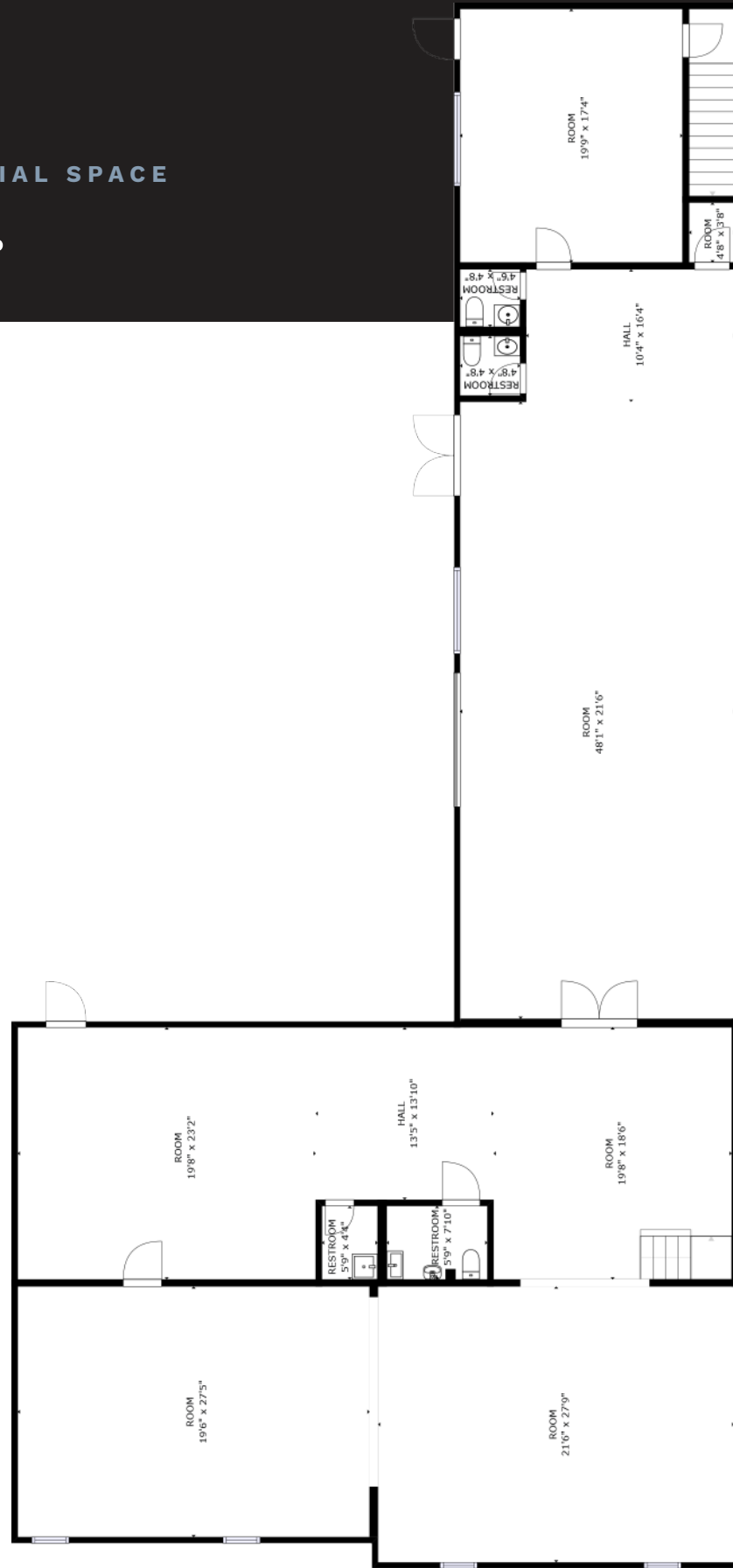
Accessible via stairwells in the reception office and warehouse, upstairs is configured as open office space. Equipped with new flooring, fresh paint and new LED lights, there are two large bullpen areas, one private restroom and one private office at the front of the building. Windows span the entire top floor, overlooking Tujunga Ave.





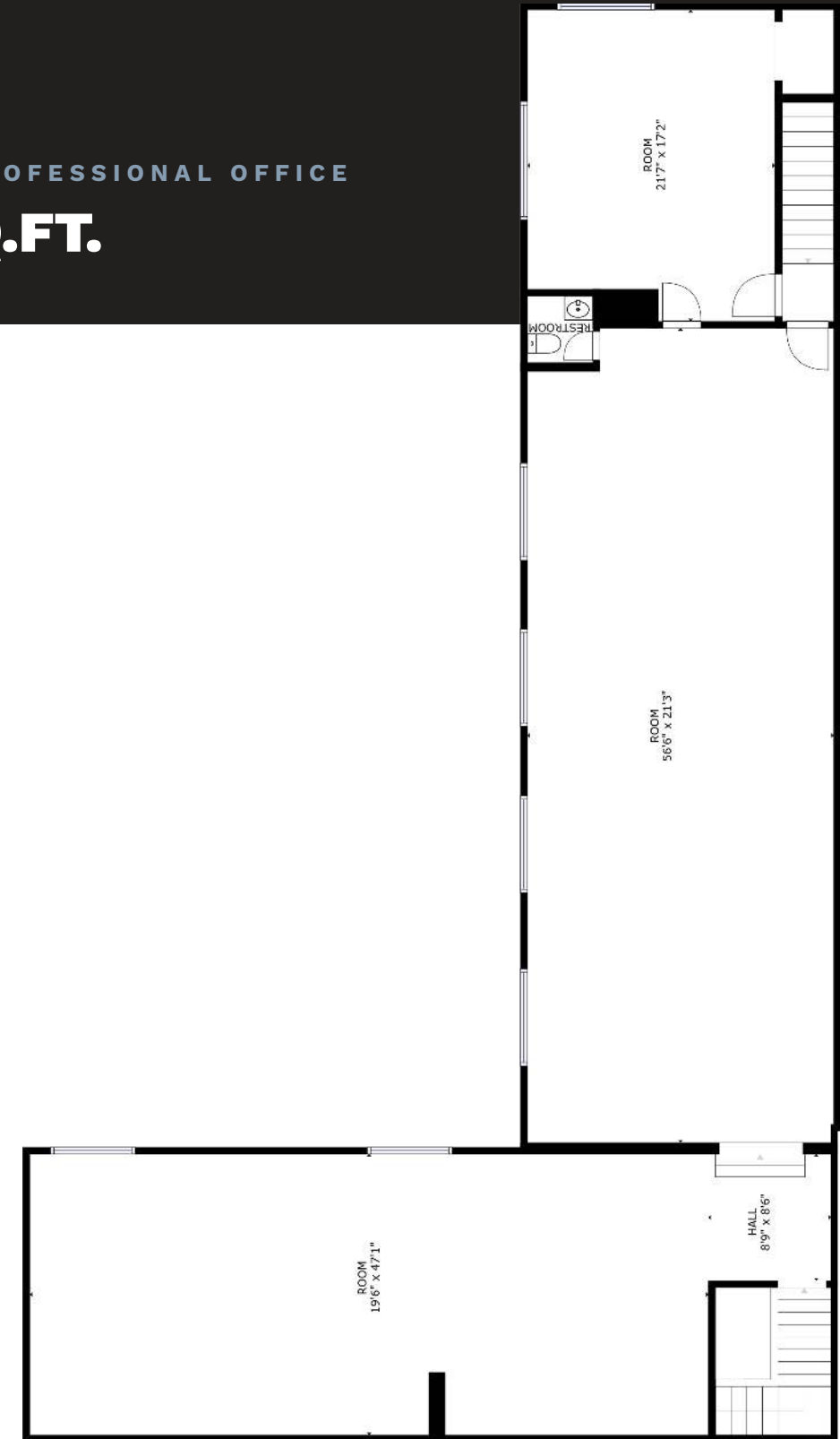
1ST FLOOR - INDUSTRIAL SPACE

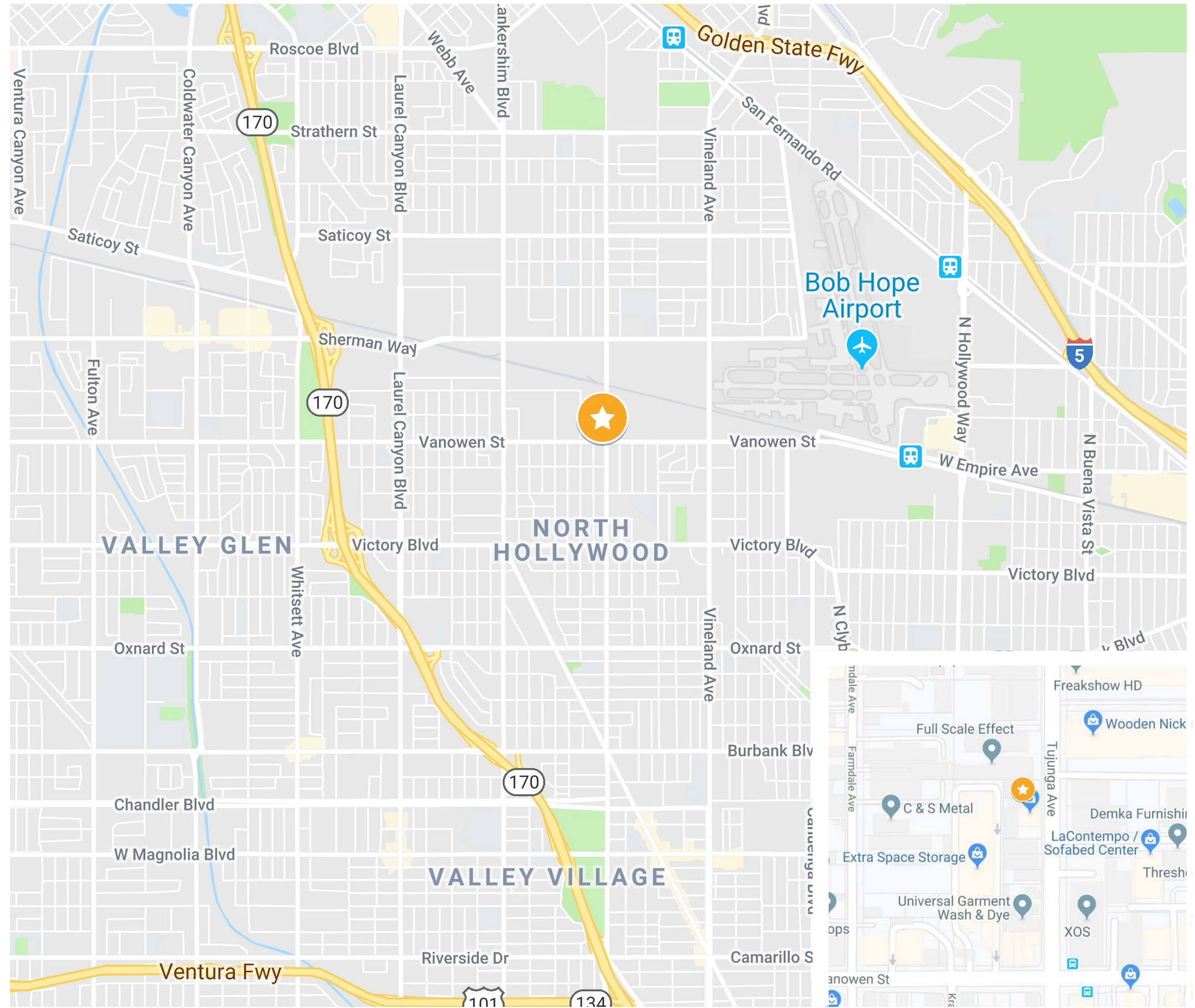
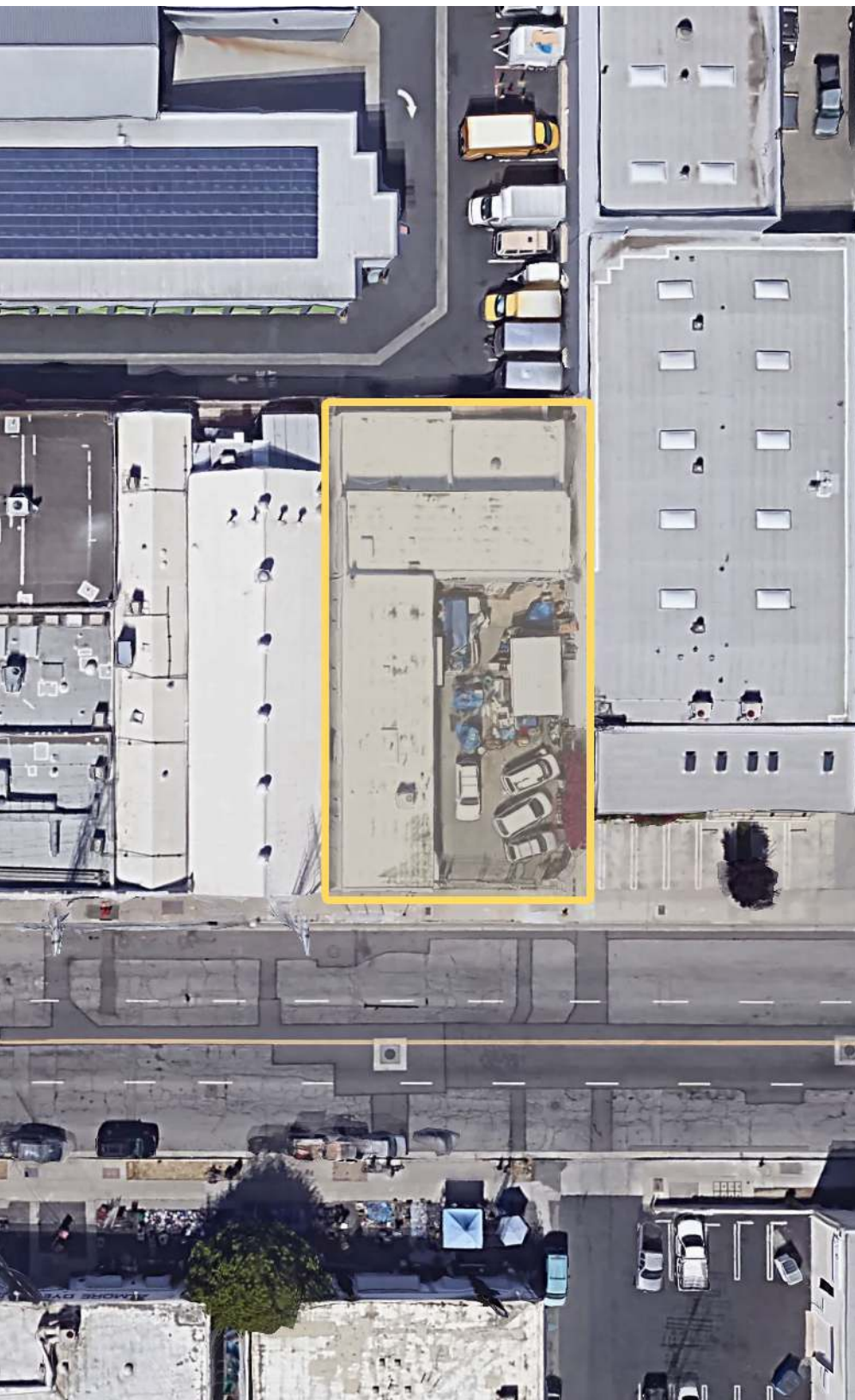
3,972± SQ.FT.



2ND FLOOR - PROFESSIONAL OFFICE

2,748± SQ.FT.





SITE PLAN

 PARCEL



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Senior Associate

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APN: 2320-003-001

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

