

11540

HART ST

NORTH HOLLYWOOD, CA 91605

FOR SALE





11540

HART ST

NORTH HOLLYWOOD, CA 91605



Daniel Stratton

Senior Associate - DRE #01986597

Cell: 661-414-6364 | Office: 661-702-9700

Daniel@StrattonInternational.com

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.



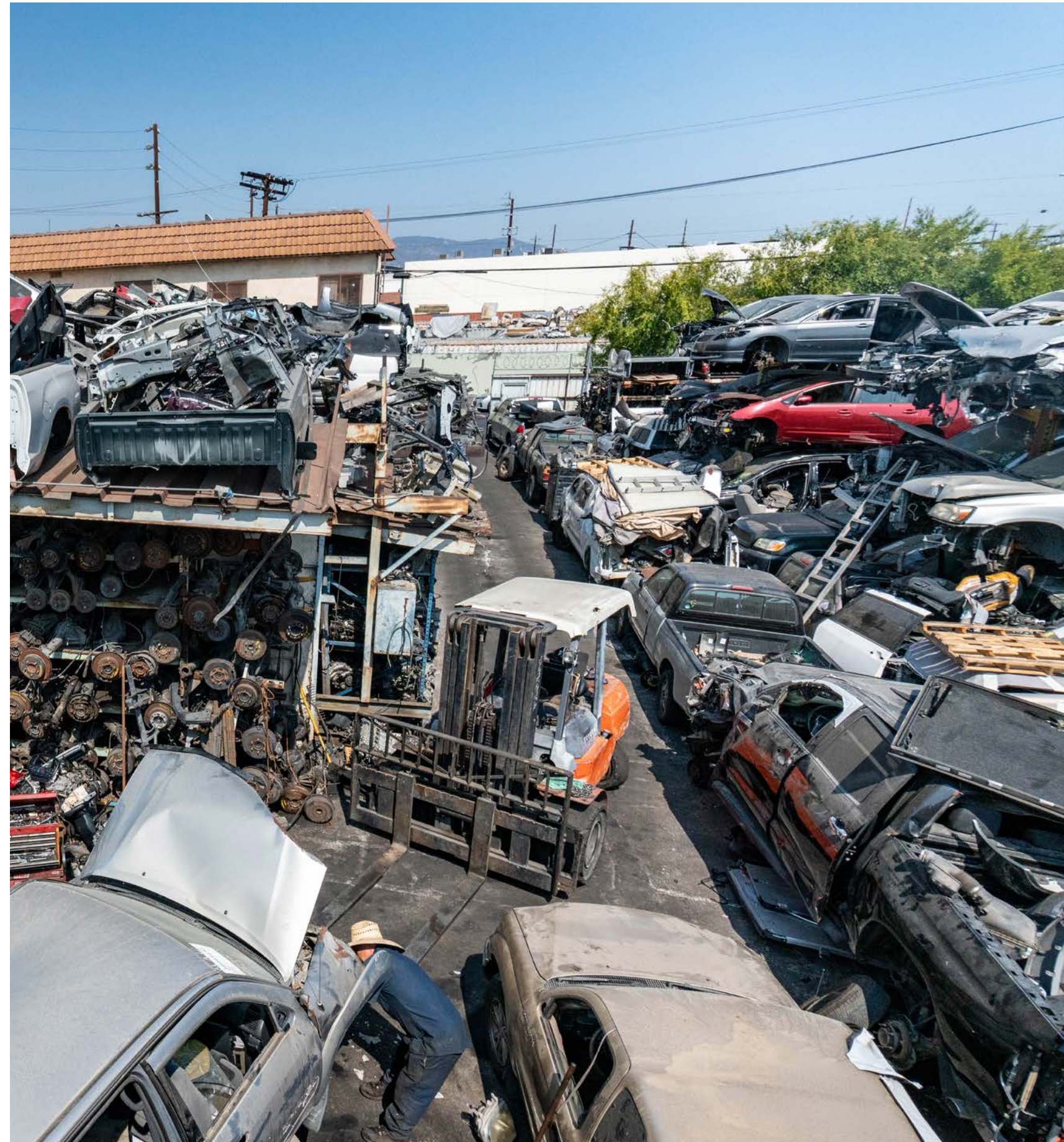


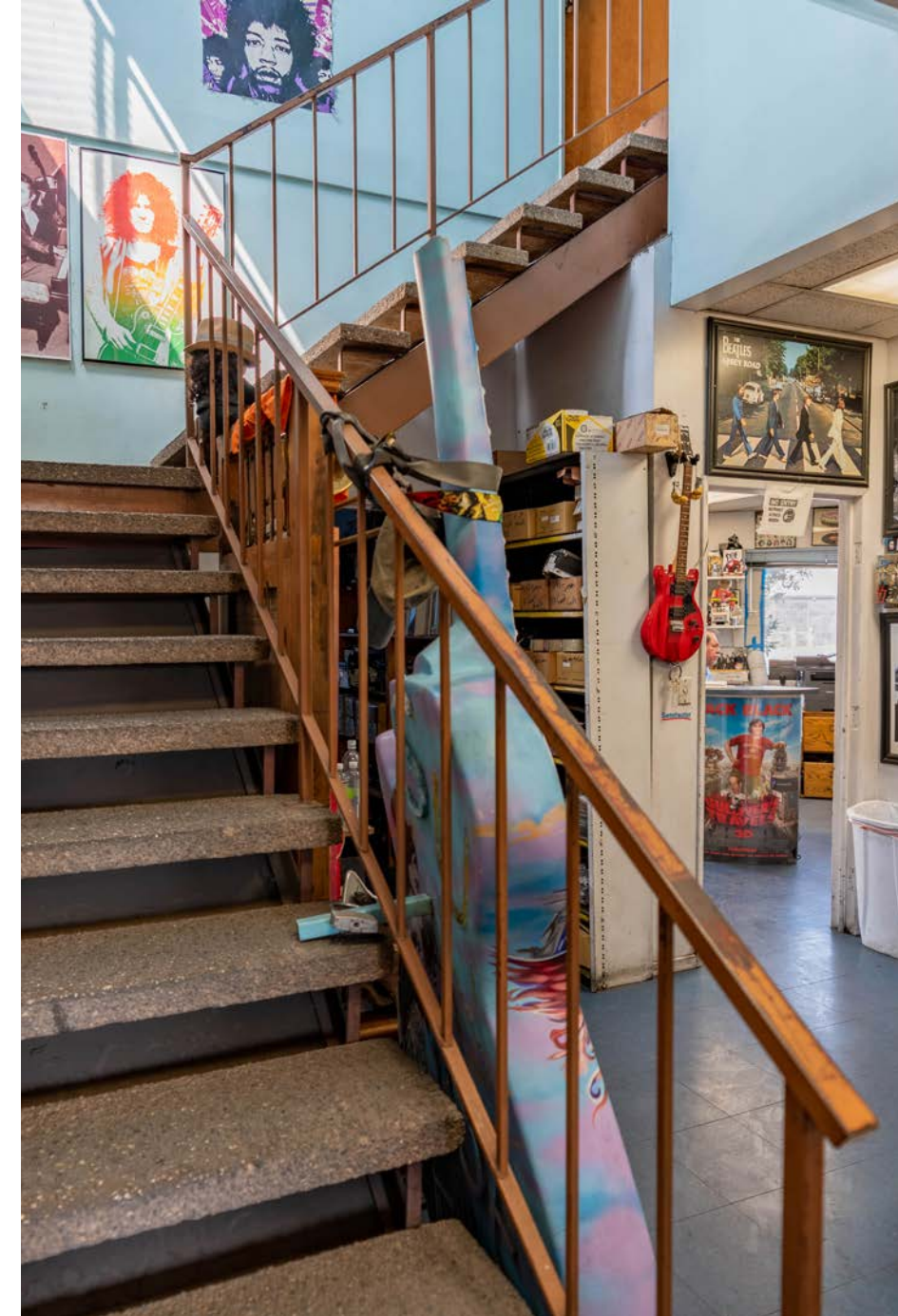
OFFERING SUMMARY

11540 HART ST INDUSTRIAL SALVAGE YARD

Stratton International is pleased to present 11540 Hart St, North Hollywood, CA 91605. This prime North Hollywood industrial warehouse/salvage yard is being offered for sale with the neighboring land (6937 Beck Ave) as a portfolio. The property features a 4,920 sq.ft. two-story building positioned on 19,644 sq.ft. zoned M2. The property is entirely fenced and is currently 100% leased to a single tenant, Toyo Parts Only. There is a single 10'x10' ground-level truck door and a 11'x9' sliding door servicing the tall warehouse space. Please contact Daniel Stratton for more details.

BUILDING SQ.FT.	4,920
LOT SIZE SQ.FT.	19,644
YEAR BUILT	1980
FLOORS	2
DRIVE-IN DOORS	1x 10'x10', 1x 11'x9'
APN(S)	2320-006-001, 2320-006-002
CLEAR HEIGHT	10-11'
PARKING SPACES	8 SPACES - 3.8 PER 1,000 SQ.FT.
ZONING	LAM2
POWER	TBD

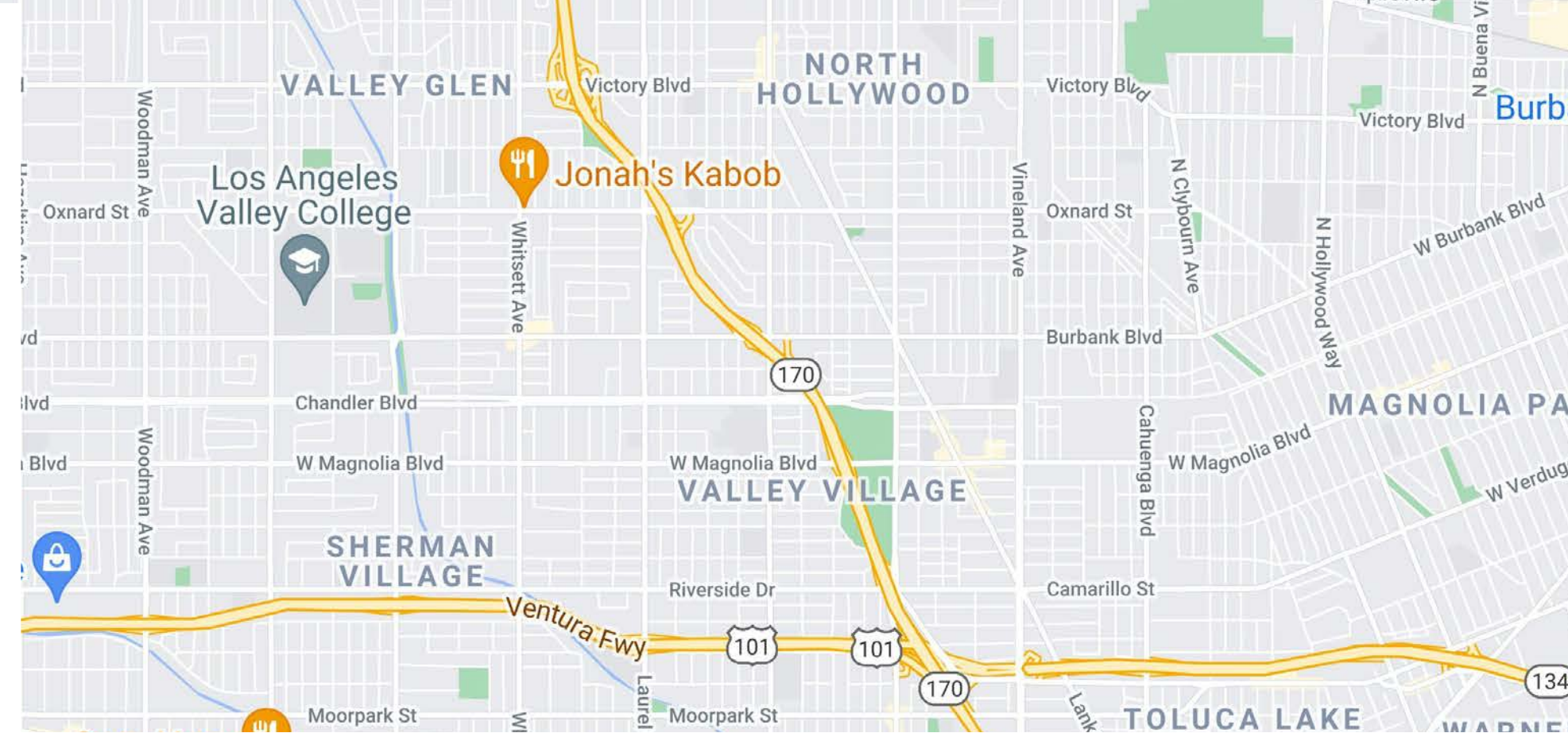
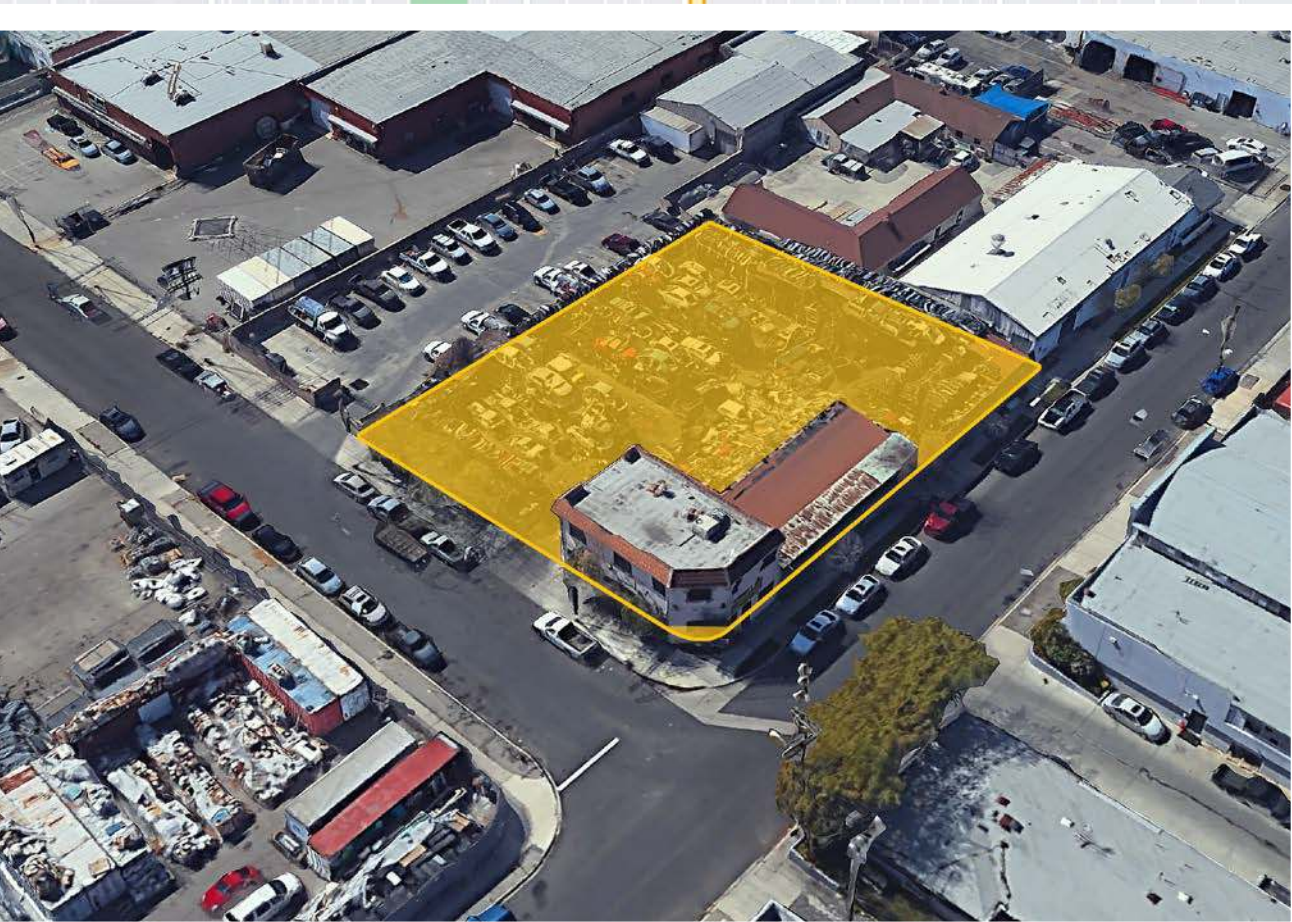
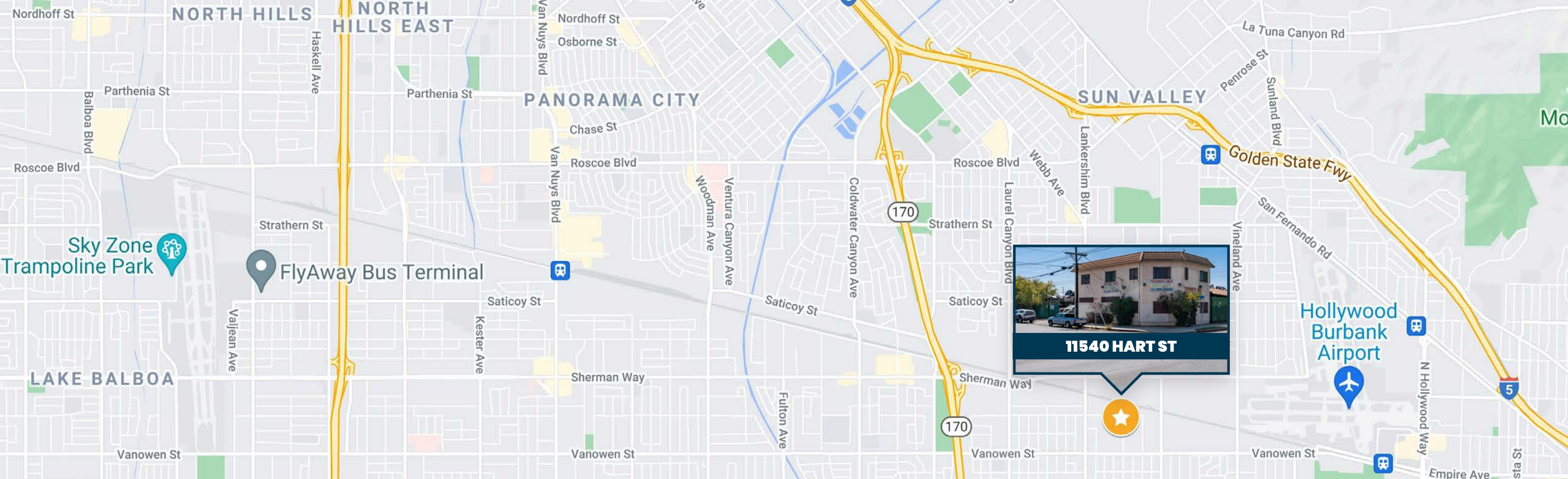














11540 HART ST

NORTH HOLLYWOOD
CALIFORNIA, 91605

FIRST FLOOR



Daniel Stratton

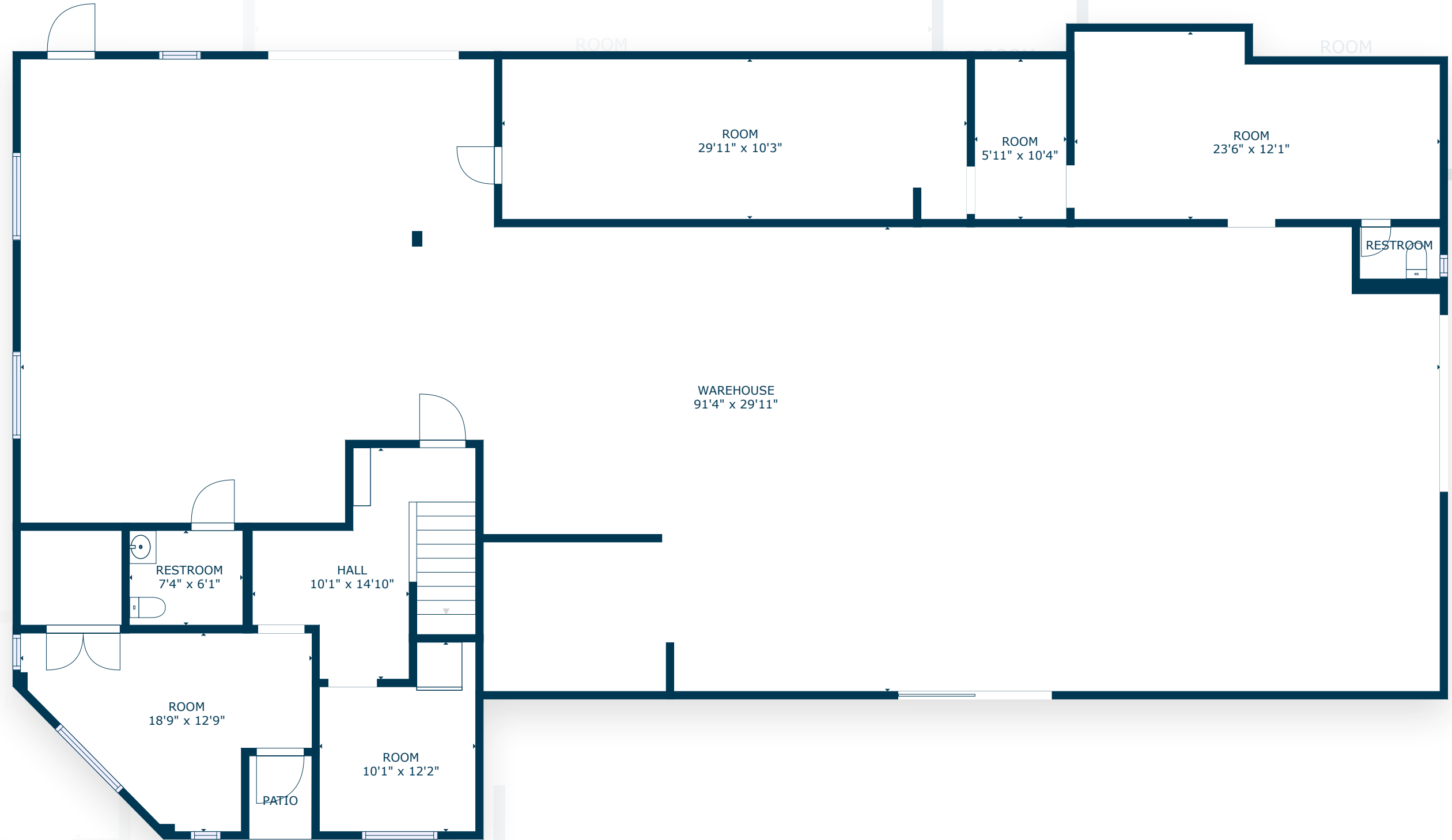
SENIOR ASSOCIATE - DRE #01986597

M: 661-414-6364 | O: 661-702-9700

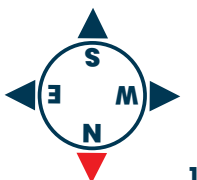
Daniel@StrattonInternational.com



SCAN, TAP or CLICK!



The information in this floorplan 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.





11540 HART ST

NORTH HOLLYWOOD CALIFORNIA, 91605

SECOND FLOOR



Daniel Stratton

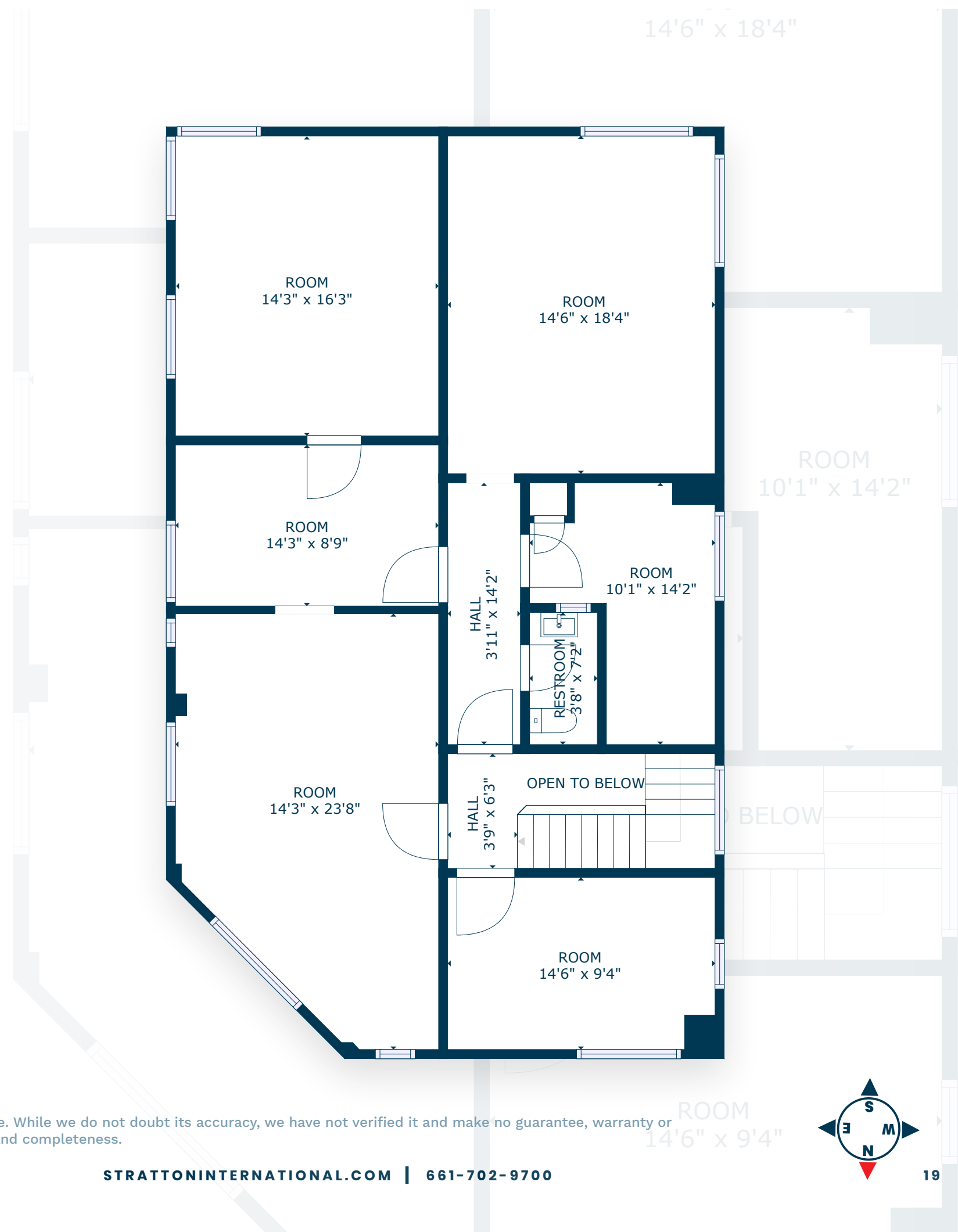
SENIOR ASSOCIATE - DRE #01986597

M: 661-414-6364 | O: 661-702-9700

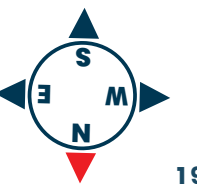
Daniel@StrattonInternational.com



SCAN, TAP or CLICK!



The information in this floorplan 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.



11540 HART ST

NORTH HOLLYWOOD, CA 91605

FOR SALE

FOR MORE INFORMATION:

Daniel Stratton

Senior Associate

661-414-6364

Daniel@StrattonInternational.com

CA BRE #01986597

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.

