

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

<b>Lease Rate/Mo:</b>	\$7,308	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	1,350 SF / 5
<b>Lease Rate/SF:</b>	\$1.45	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / 12'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	5,040 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	5,040 SF	<b>A: 200 V: 120/240 O: 1 W: 0</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3 Years w/Annual COLA's	<b>Const Status/Year Blt:</b>	Existing / 1973	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	02/01/2022
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 10 / Ratio: 2.0:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$280,065 / 2021	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Light Industrial	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR2			<b>APN#:</b>	2783-025-044

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [David Hoffberg 818-933-7117](mailto:David.Hoffberg@delphi.com)

**Listing #:** 29198041

**Listing Date:** 01/20/2022

**FTCF:** CB250N000S000/A0AA

**Notes:** All information contained herein is estimated & must be verified. Taxes for entire business park. Agent License #: 00912890.

