

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	Sprinklered:	No	Office SF / #:	1,350 SF / 6
Lease Rate/SF:	\$1.40	Clear Height:	14'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	5,040 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,040 SF	A: 200 V: 120/240 O: 1 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	3 Years w/ Annual COLA's	Const Status/Year Blt:	Existing / 1973	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 10 / Ratio:	2.0:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Light Industrial	Market/Submarket:	West SFV
Zoning:	MR2-1			APN#:	2783-025-044

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-917-2505](#)

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.

