

Available SF 58,394 SF

Industrial For Sale

Building Size 58,394 SF


**Address:** 16750 Schoenborn St, North Hills, CA 91343

**Cross Streets:** Hayvenhurst Ave/Schoenborn St

Major Price Reduction  
 Pride-of-Ownership Manufacturing Facility  
 3,000 Amp Electrical / Fully Air Conditioned  
 2.51 Acre M-2 Zoned Site / Fenced & Secure  
 Premier North Hills Location Near VNY Airport

**Sale Price:** \$13,500,000.00  
**Sale Price/SF:** \$231.19  
**Available SF:** 58,394 SF  
**Prop Lot Size:** 2.51 Ac / 109,553 SF  
**Taxes:** \$48,544 / 2026  
**Yard:** Fenced/Paved  
**Zoning:** M2

**Sprinklered:** Yes  
**Clear Height:** 14' - 15'  
**GL Doors/Dim:** 5  
**DH Doors/Dim:** 0  
**A: 3000 V: 277/480 O: 3 W: 4**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1967

**Whse HVAC:** Yes  
**Parking Spaces:** 121 / **Ratio:** 2.1:1  
**Rail Service:** No  
**Specific Use:** Manufacturing

**Office SF / #:** 14,500 SF / 21  
**Restrooms:** 8  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 7,000 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Central SFV  
**APN#:** 2689-011-026

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [David Hoffberg, SIOR 818-917-2505](mailto:david@go2delphi.com)

**Listing #:** 44321201

**Listing Date:** 02/11/2026

**FTCF:** CB000N000S250

**Notes:** All information contained herein is estimated & must be verified by buyer. Buyer is responsible to confirm zoning allows intended use and to have a licensed electrician confirm electrical service.