

NoHo Arts District

LIGHT MANUFACTURING WAREHOUSE



11435 MAGNOLIA BOULEVARD, NORTH HOLLYWOOD, CA 91601



Main Panel is 400 amps and there are Two Sub Panels which are 200 amps each

Total Size: $\pm 3,070$ SF building (not including ± 565 mezzanine) on a $\pm 4,979$ SF lot.

Location: Heart of the NoHo Arts District, offering high walkability to restaurants, retail and regional transit.

Features: 19' ceiling height, 12' roll-up door, HVAC system and heavy 800 AMPS, 3 phase power.

Site Features: Gated parking and two restrooms (one with shower).

Zoning & Access: LA-C2 zoning, offering flexible, permitted uses and fast access to the 101 and 170 Freeways.

\$1,800,000



Brent Winnick 818.755.2738

License #00697624

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This information is approximate. It has been provided by sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies.

