

38,250 SF DISTRIBUTION BUILDING WITH COLD STORAGE COMPONENT

—
3,525 SF (0°) FREEZER | 1,600 SF (40°) COOLER

FOR LEASE



3 MONTHS OF FREE RENT

7005 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91605

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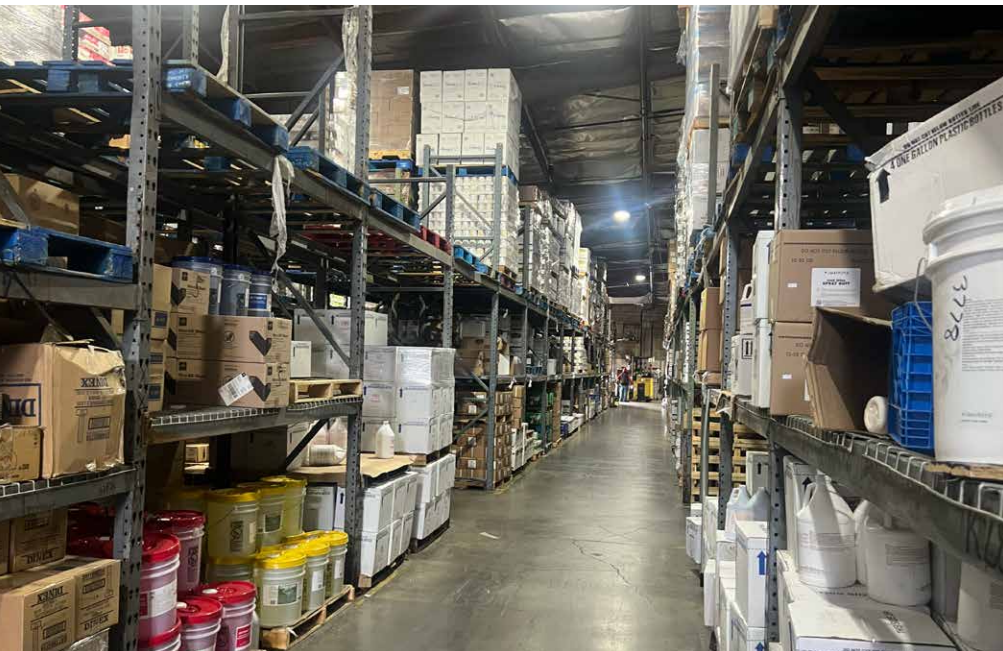
Encino, CA 91436

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

DISTRIBUTION BUILDING WITH COLD STORAGE COMPONENT

FOR LEASE
38,250 SF



PROPERTY FEATURES

Building Size:	38,250 SF
Lease Rate:	\$1.09 / SF NNN
NNN Expenses:	\$0.29 / SF
Free Rent:	3 Months of Base Rental Abatement
Lease Term:	5 – 10 Years

Freezer Size:	3,525 SF
Freezer Temperature:	0 degrees F
Cooler Size:	1,600 SF
Cooler Temperature:	40 degrees F

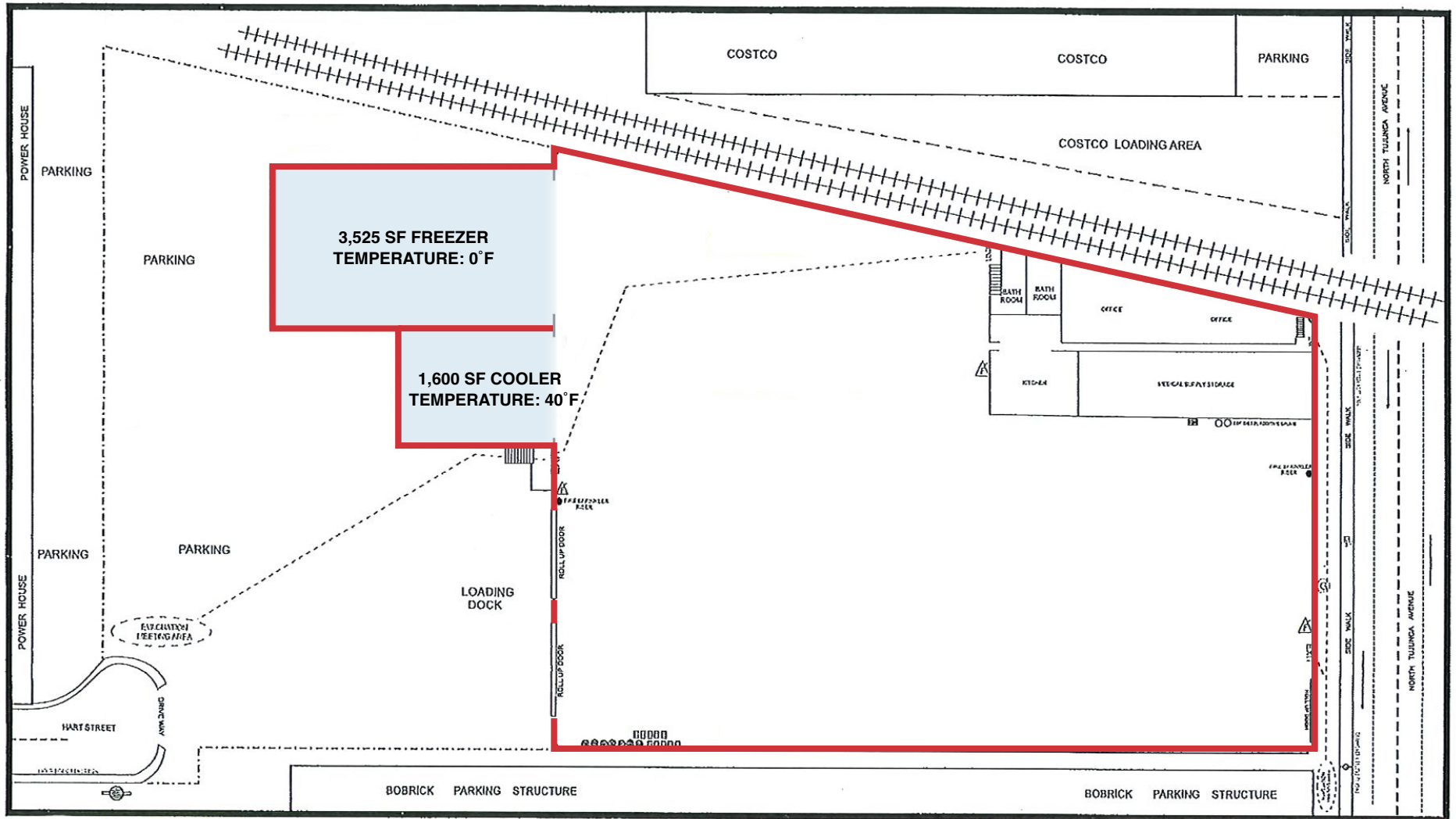
Office Area:	4,800 SF
Clearance Height:	18'-27'
Dock High Loading:	(4) 12' x 16'
Ground Level Loading:	(1) x 10' x 14'
Power:	600 Amps of 120/240 Volt; 3 Phase, 3 Wire
Fire Sprinklers:	General Hazard
Parcel Size:	44,148 SF
Parking:	22 stalls / (0.60 / 1,000)
Zoning:	LAM2
Year Built:	1975

Location: Prime North Hollywood location with immediate access to Interstate 5 and the 170 Freeway. Adjacent to the Hollywood Burbank Airport.

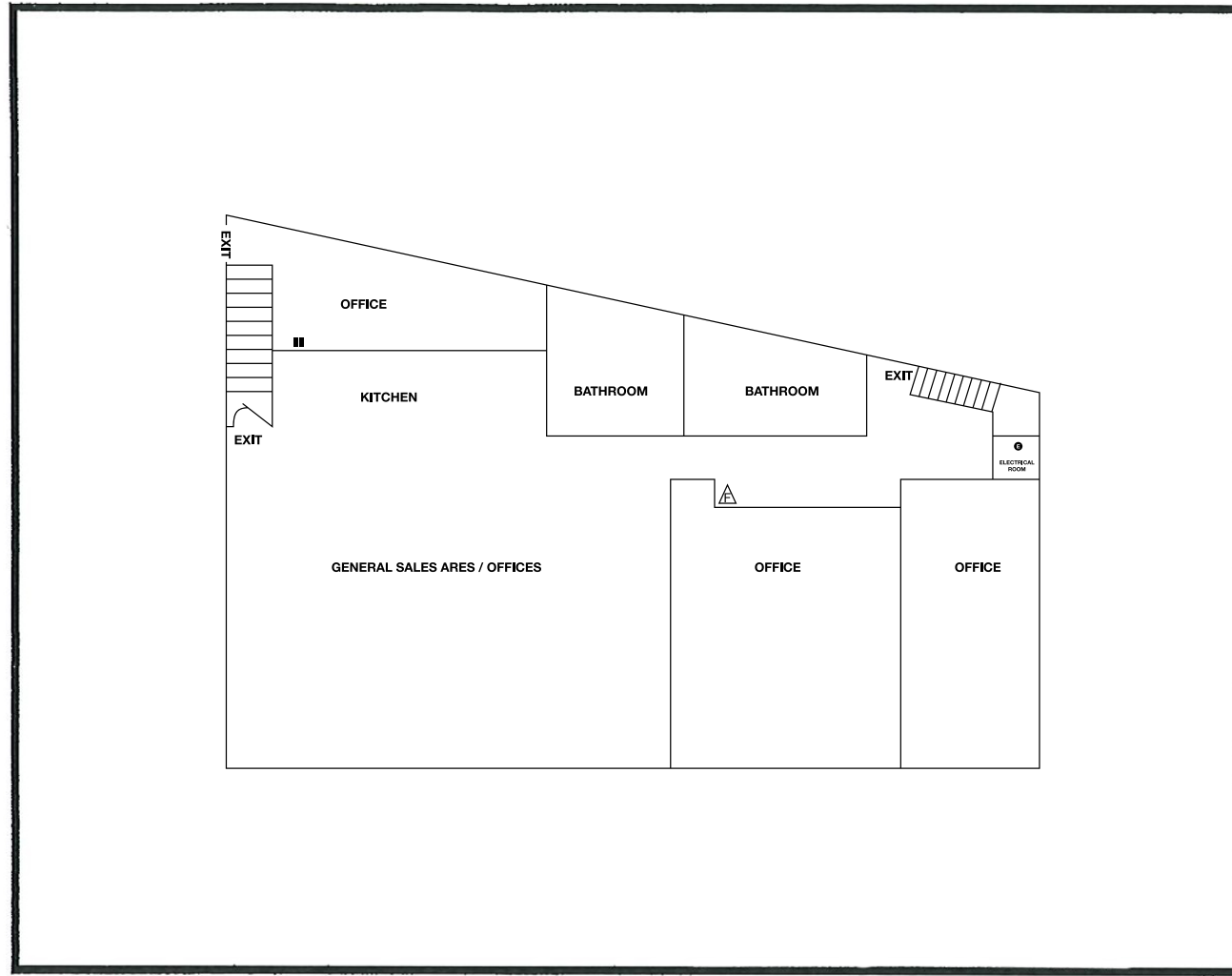
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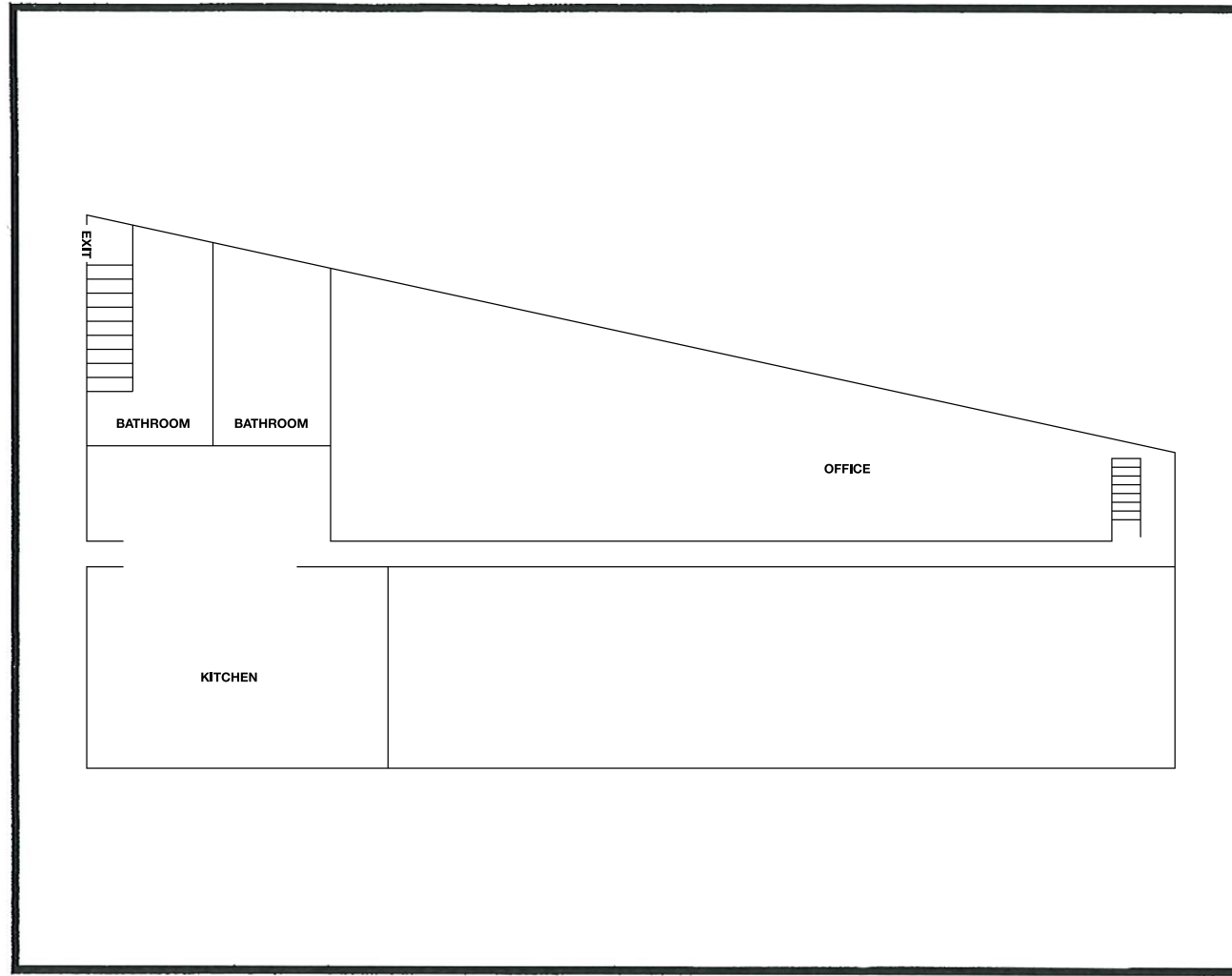
SITE PLAN



MEZZANINE OFFICE LAYOUT (2,400 SF)

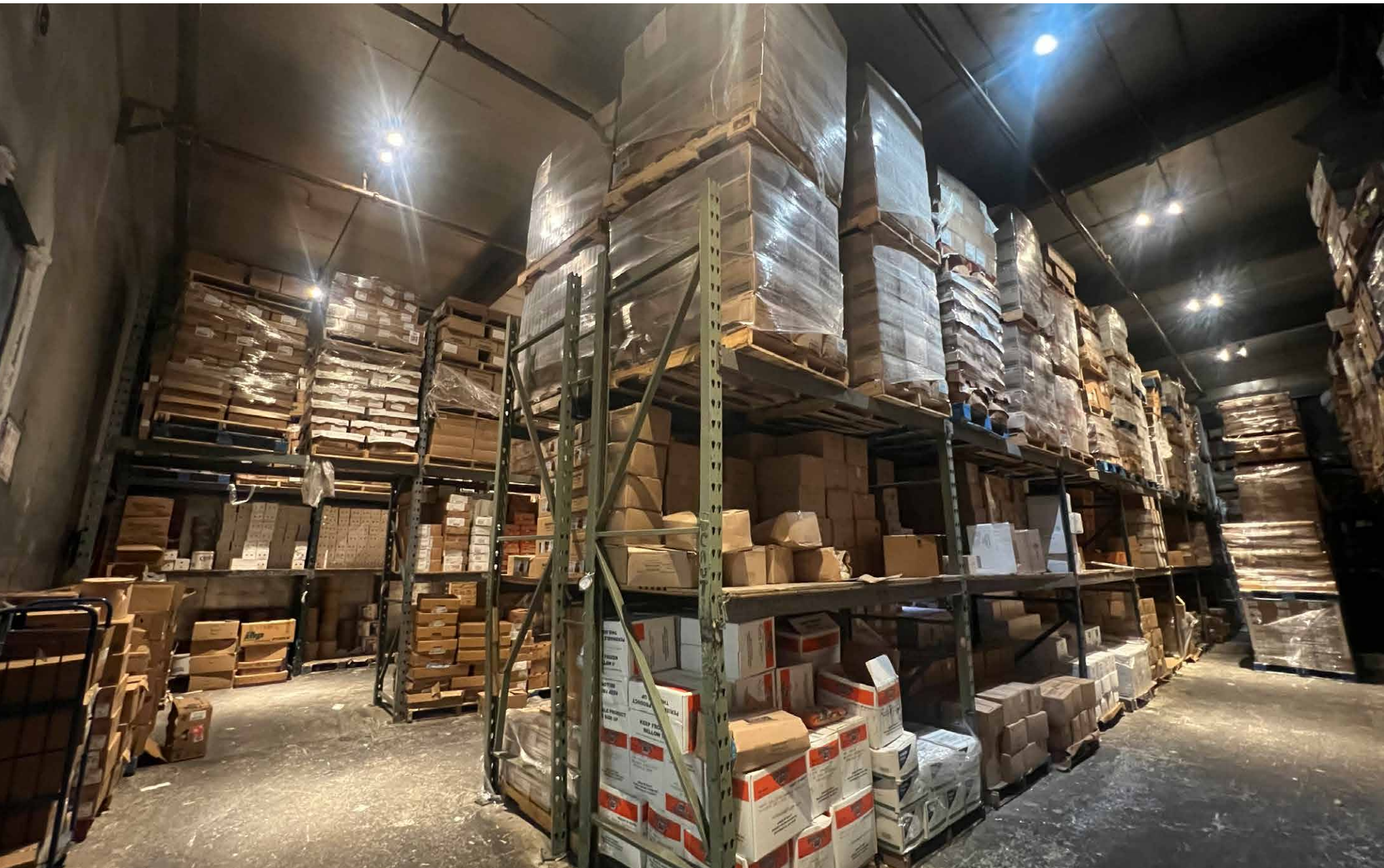


GROUND FLOOR OFFICE LAYOUT (2,400 SF)



3,525 SF (0°) FREEZER

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38,250 SF



1,600 SF (40°) COOLER

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OFFICES

FOR LEASE
38,250 SF



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