

Available SF 27,057 SF

Industrial For Sale

Building Size 27,057 SF



**Address:** 10708 Vanowen St, North Hollywood, CA 91605  
**Cross Streets:** Denny Ave/Vanowen St

Major Price Reduction, Great North Hollywood Location  
 Rare Main Street Exposure  
 Property w/ Extra Land, Ample Parking, Fire Sprinklers  
 3 GL Doors, 14'-20' Clear Height, Ample Power  
 Close Proximity To Burbank Airport & 170, 5, 101 Fwys  
 2 Bullpen Areas, 3 Private Offices

**Sale Price:** \$7,999,000.00  
**Sale Price/SF:** \$295.64  
**Available SF:** 27,057 SF  
**Prop Lot Size:** 1.32 Ac / 57,499 SF  
**Taxes:**  
**Yard:** No  
**Zoning:** M1-1VL

**Sprinklered:** Yes  
**Clear Height:** 14' - 20'  
**GL Doors/Dim:** 3  
**DH Doors/Dim:** 0  
**A: V: O: W:**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1949R88

**Office SF / #:**  
**Restrooms:**  
**Office HVAC:**  
**Finished Ofc Mezz:**  
**Include In Available:**  
**Unfinished Mezz:**  
**Include In Available:**  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2414-024-030

**Whse HVAC:**  
**Parking Spaces:** / Ratio:  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Listing Company:** Precision Properties  
**Agents:** [Eli Anishban 818-402-8858](mailto:eli@precisionproperties.com)

**Listing #:** 44195285  
**Notes:** Buyer to Verify All Info on This Brochure.

**Listing Date:** 01/21/2026

**FTCF:** CB000N000S000