

7333 RADFORD AVE

North Hollywood, CA | 91605



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BUILDING HIGHLIGHTS

BUILDING SIZE	41,400 SF	NNN LEASE RATE	Negotiable
GRADE LEVEL DOORS	2 (10' x 12')	TAXES & INSURANCE	\$0.23 / SF
DOCK HIGH DOORS	2 (10' x 12')	PARCEL SIZE	95,566 SF (2.19 Acres)
CEILING HEIGHT (MIN / MAX)	14 ft - 20 ft	ZONING	LA-M1-1 and LA-M2-1`
POWER	1,600 AMPS; 240 Volt; 3 Phase	YEAR BUILT	1955 (R25)
OFFICE SPACE (CAN BE REDUCED)	10,000 SF	CONSTRUCTION TYPE	Concrete-Tilt-Up
FENCED PARKING	80+ Striped Stalls	NORTH HOLLYWOOD LOCATION	3/4 of a Mile from On and Off-Ramps to the 170 Freeway
FIRE SPRINKLERS	Ordinary Hazard		





PROPERTY DESCRIPTION

7333 Radford Avenue is a 41,400-square-foot freestanding industrial building located in the heart of North Hollywood. The building is complemented by a secure 1.24-acre fenced yard—ideal for a variety of industrial users, providing secure outside storage for fleet vehicles, finished product or raw materials.

The property features a dedicated truck loading well with two dock-high positions and two ground level loading doors. The two gated driveways provide full circulation around the property for 53' trucks. The building is powered by 1,600 amps of 3-phase electrical service and is fully sprinklered.

The warehouse offers clear heights ranging from 14' to 20' and is highlighted by distinctive bow truss construction, delivering both volume and flexibility. Approximately 10,000 square feet of existing office space can be reduced to expand warehouse capacity, providing a highly adaptable layout tailored to manufacturing, distribution, or creative industrial applications.

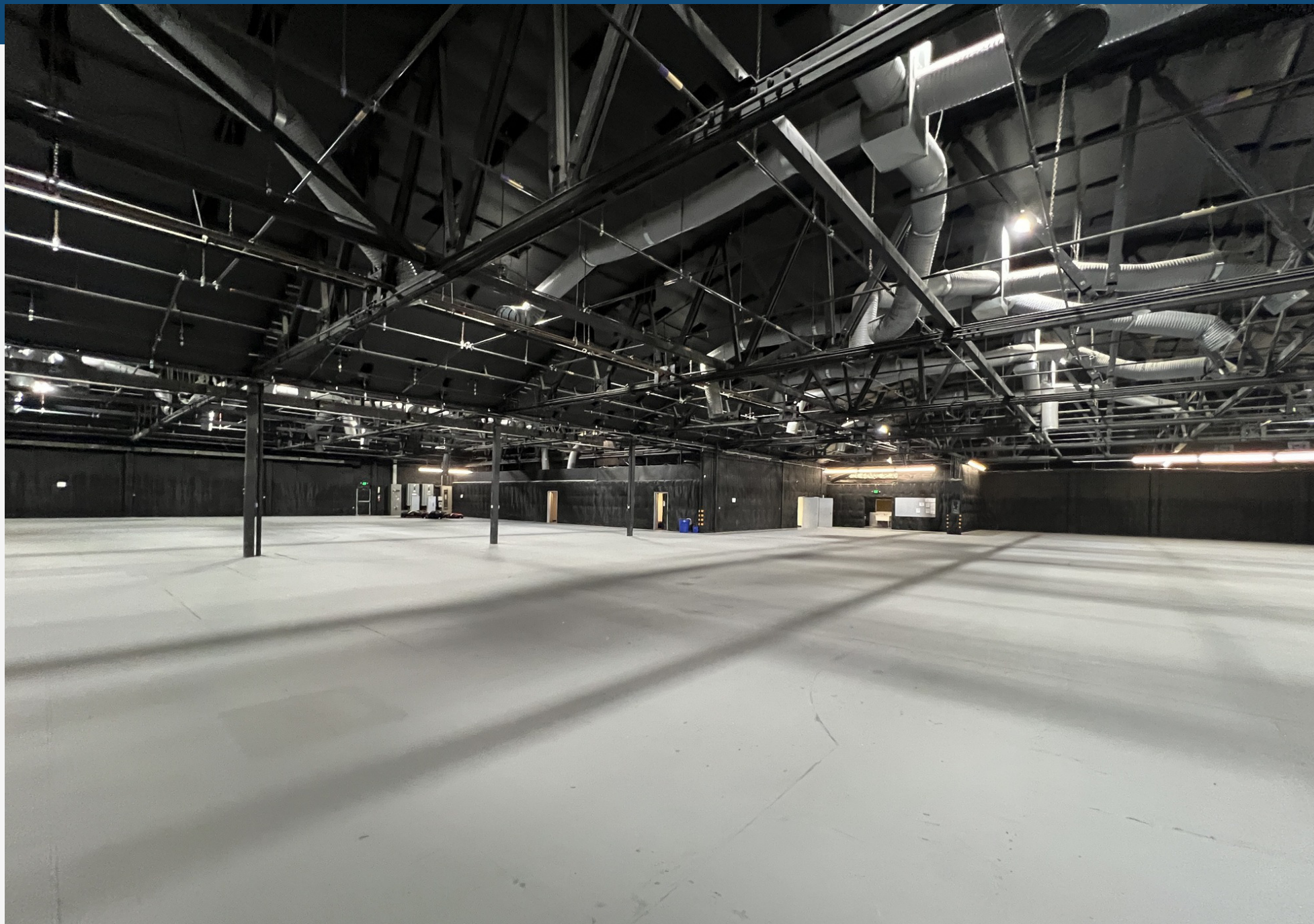
KEY FEATURES

- Excellent Manufacturing / Distribution Building
- Truck Loading Well with 2 Dock Positions
- 1,600 Amps of 3 Phase Power
- Bow Truss Roof with 14' - 20' Clearance
- Fully Fenced Property with 2 Driveways
- 10,000 SF of Office Space - which can be reduced
- Secure Fleet Vehicle Parking
- Full Circulation for 53' Trucks



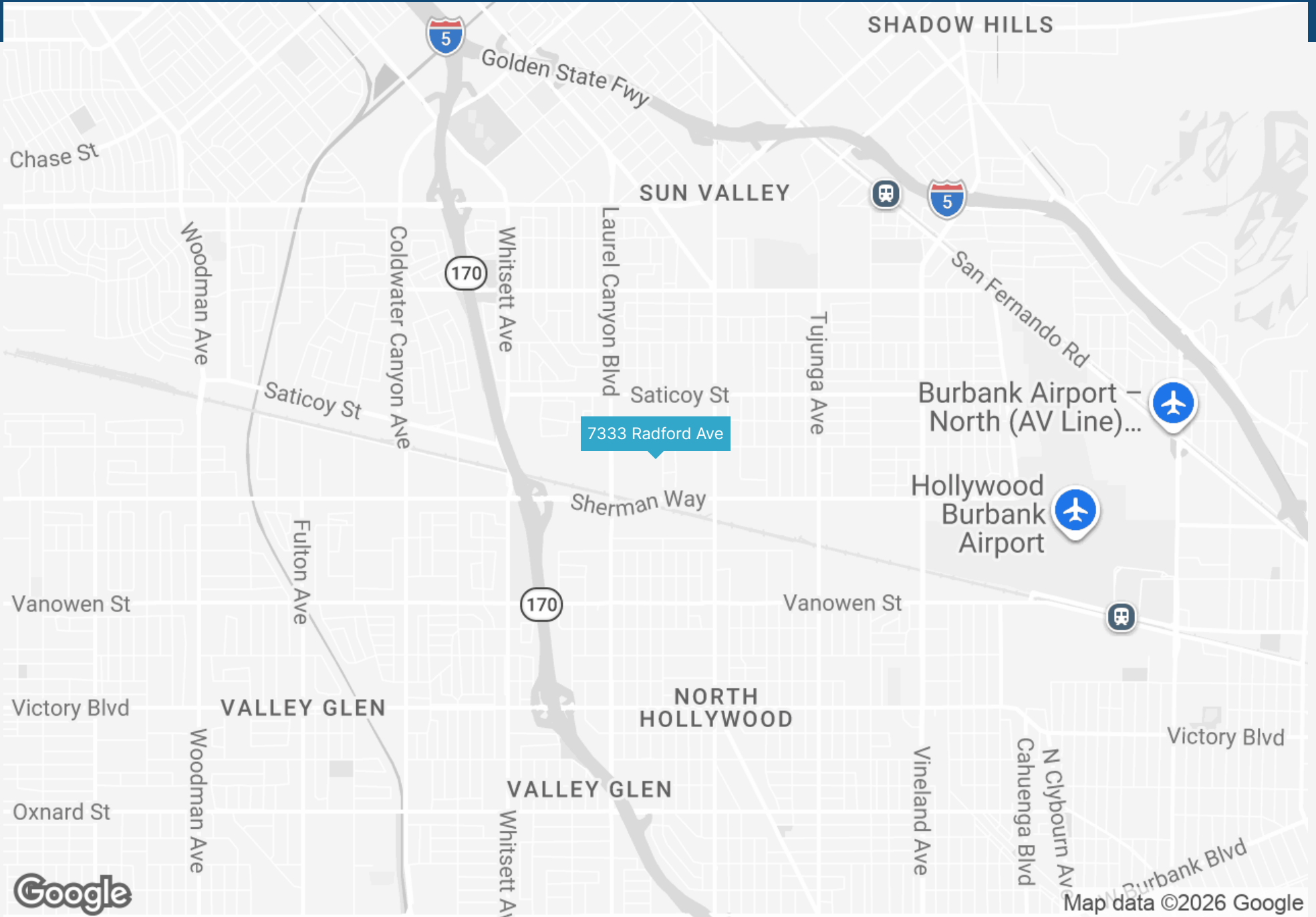












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