

7333 RADFORD AVE

North Hollywood, CA | 91605

FOR SALE OR LEASE



Chad Gahr, SIOR
Executive Vice President
818.742.1626
cgahr@naicapital.com
CalDRE #01230414

David Young
Executive Vice President
818.742.1651
dyoung@naicapital.com
CalDRE #00914504

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

BUILDING HIGHLIGHTS

BUILDING SIZE	41,400 SF
GRADE LEVEL DOORS	2 (10' x 12')
DOCK HIGH DOORS	2 (10' x 12')
CEILING HEIGHT (MIN / MAX)	14 ft - 20 ft
POWER	1,600 AMPS; 240 Volt; 3 Phase
OFFICE SPACE (CAN BE REDUCED)	10,000 SF
FENCED PARKING	80+ Striped Stalls
FIRE SPRINKLERS	Ordinary Hazard

SALE PRICE	Call Broker
NNN LEASE RATE	Call Broker
TAXES & INSURANCE	\$0.23 / SF
PARCEL SIZE	95,566 SF (2.19 Acres)
ZONING	LA-M1-1 and LA-M2-1`
YEAR BUILT	1955 (R25)
CONSTRUCTION TYPE	Concrete-Tilt-Up
NORTH HOLLYWOOD LOCATION	3/4 of a Mile from On and Off-Ramps to the 170 Freeway





PROPERTY DESCRIPTION

7333 Radford Avenue is a 41,400-square-foot freestanding industrial building with a secure, 1.24-acre fenced yard—ideal for outside storage of fleet vehicles, finished goods, or raw materials.

The property features a truck loading well with two dock-high positions and two ground-level doors, along with dual gated driveways that allow full circulation for 53' trucks.

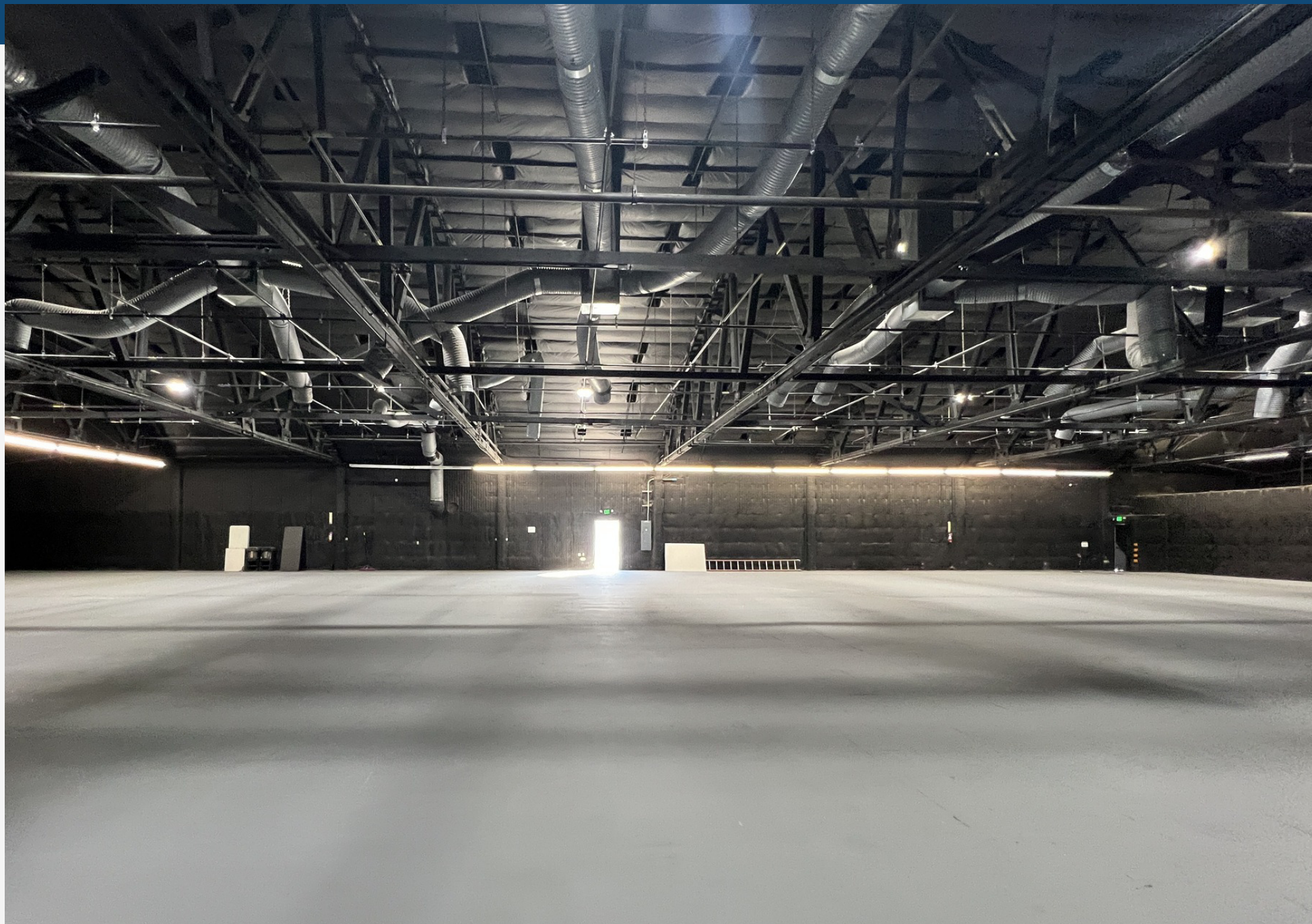
Zoned LA-M2, the building offers 1,600 amps of 3-phase power and is fully sprinklered. The distinctive bow truss Warehouse roof provides warehouse clear heights ranging from 14' to 20'.

Approximately 10,000 square feet of existing office space can be reduced to increase warehouse capacity, creating a flexible layout suited for manufacturing, distribution, or creative industrial use.

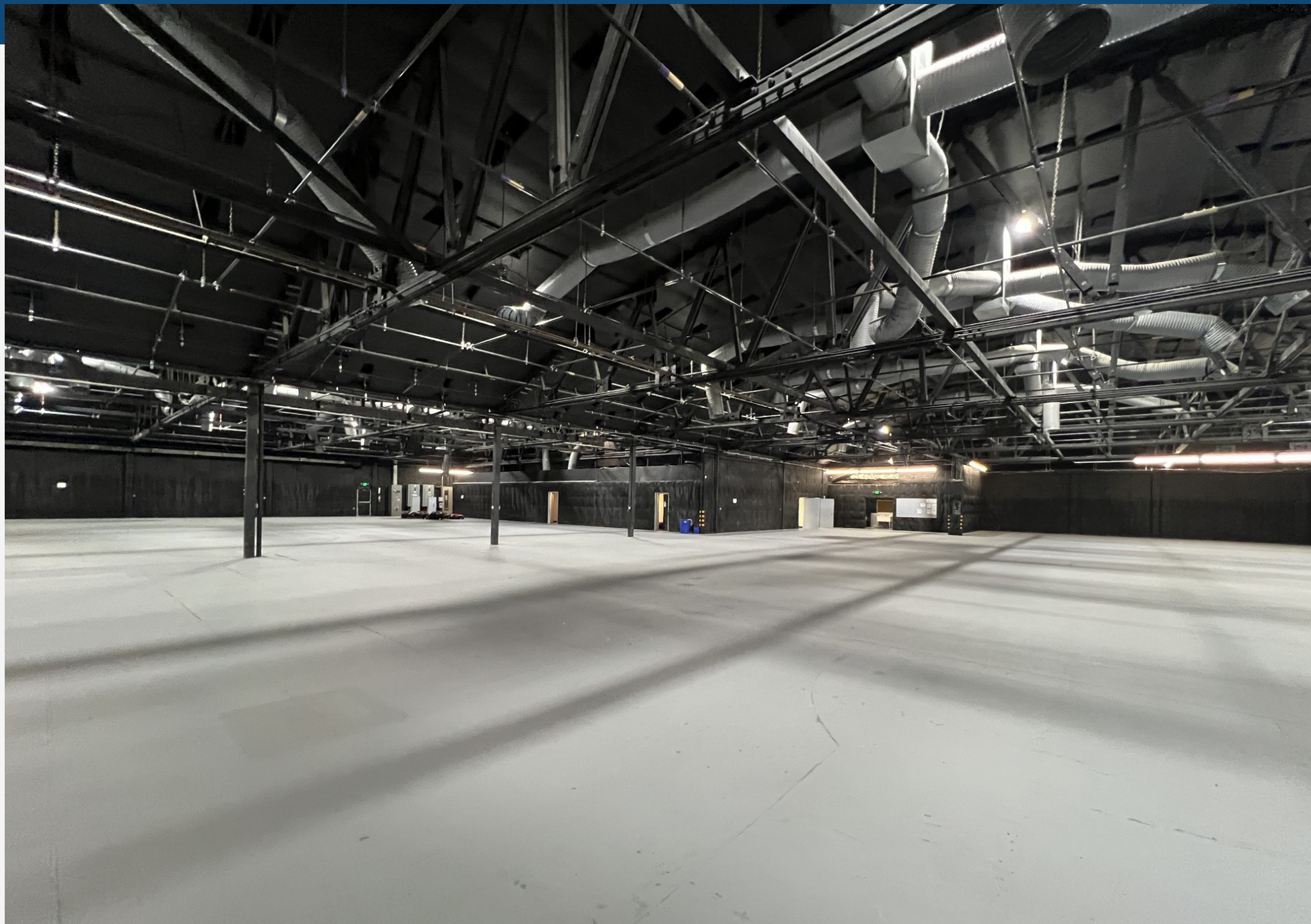
KEY FEATURES

- 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



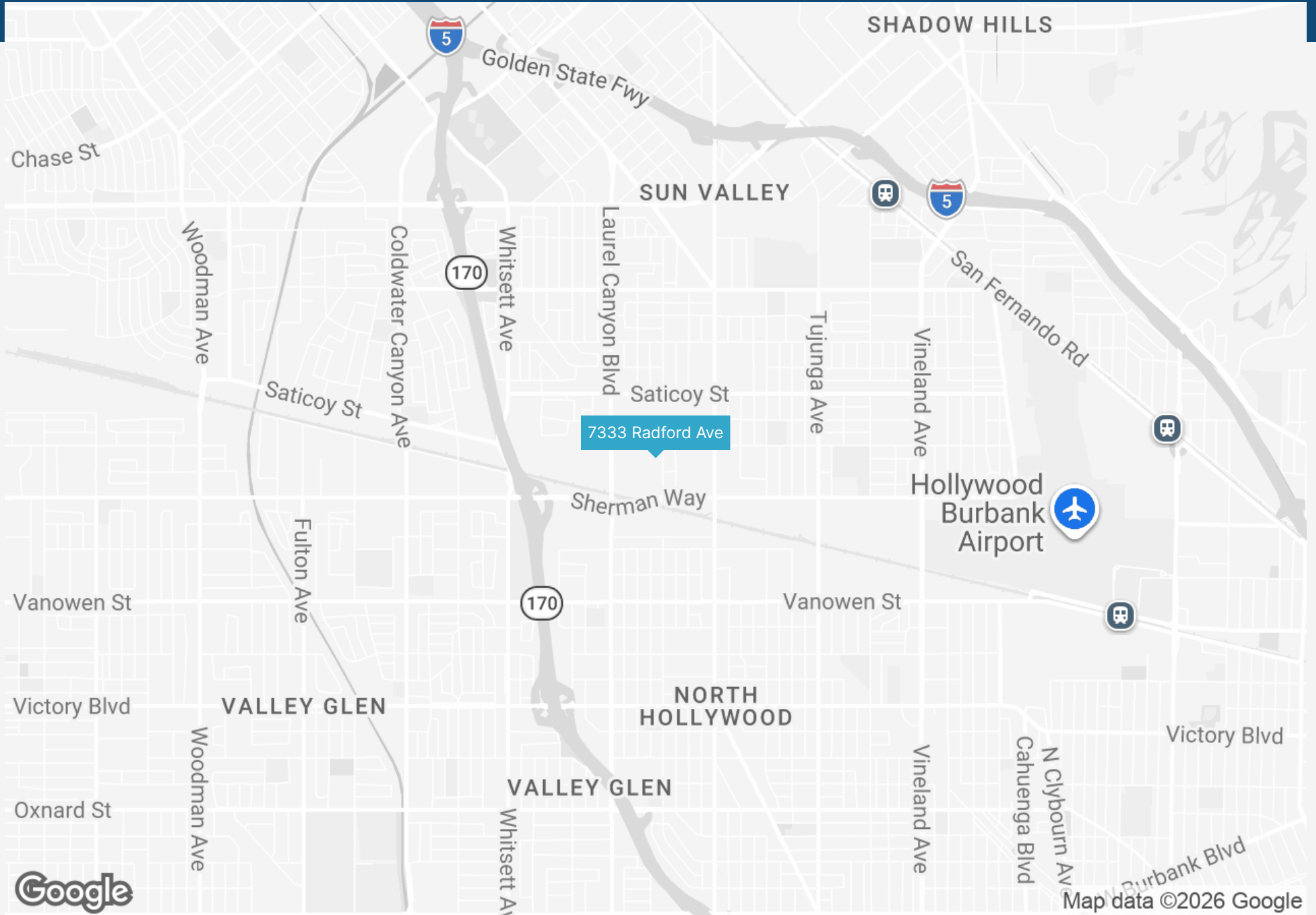












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