

FOR SALE

Ash Joshi

CAPITAL REALTY
SOLUTIONS INC.

14852 Ventura Blvd, Suite 112
Sherman Oaks, CA 91403

Direct (818) 501-9898
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capitalrealtysolutions.com

Offering Memorandum



12610 Saticoy St South, North Hollywood, CA 91605

[Click For Video](#)

**High Quality Free Standing Pride of Ownership Building in NoHo.
Ideal AI Data Center Facility for Cloud Services, Digital & Data Storage, Server Hosting & more.
On-Site 10 Gbps + Dedicated Fiber-Powered Internet from Spectrum & AT&T.
Many Upgrades including High Quality Office Build-Out measuring Approx +/- 3,500 Sq. Ft.
Rooftop Solar Photovoltaic (PV) Generating System with 60.5kW Expected Power Output.
Terrific Visibility & Easy Freeway Access to HWY 170, 101, 134, 405, 5, 118 & 210.**

Prime NoHo Industrial Property For Sale



Property Features:

Address: 12610 Saticoy St South
North Hollywood, CA 91605

Price : \$4,800,000.00

Use Code: 3100 - Industrial - Light Manufacturing - One Story

Zoning: M2-1 (Light Industrial)

APN: 2324-002-020

Lot #: B

Tract #: PM 365

Building: 11,374 Sq. Ft. (Incl 1,153 Sq. Ft. Office Mezzanine)

Land: 26,202 Sq. Ft.

Year Built: 1989 & 2019 Updates [C of O issued on 02/04/2020]

Ceiling: 18' Ceiling Height

Parking: 31 Stalls

Power: 3 Phase - 1200 Amps

Other: Solar Photovoltaic (PV) System Installed on Roof
Reduced Energy Costs - Owned & Transferrable

- Pride of Ownership Industrial Building.
- Owner User Opportunity.
- Ideal AI Data Center Location for Cloud Services, Digital and Data Storage, Server Hosting and more with Ample Room for Equipment.
- 10 Gbps + Dedicated Fiber Internet from Spectrum & ATT.
- Approx +/- 114.5' Frontage.
- Full Sprinkler System for Optimum Fire Protection.
- Secure Entry Building & Ample Gated On-Site Parking.
- 3 Grade Level Docks 12' x 12'.
- 5 HVAC Units, 2 Swamp Coolers, Roof Exhaust Fan.
- Dedicated Server Room with Independent Climate Control.
- On-Site Clarifier.
- High Quality Build Out.
- Easy FWY Access to 170, 101, 134, 405, 5, 118 & 210
- Showing by Appointment Only.
- Submit Proposals to Capital Realty Solutions Inc.
Ash Joshi: (818) 501-9898 Ext.: 101

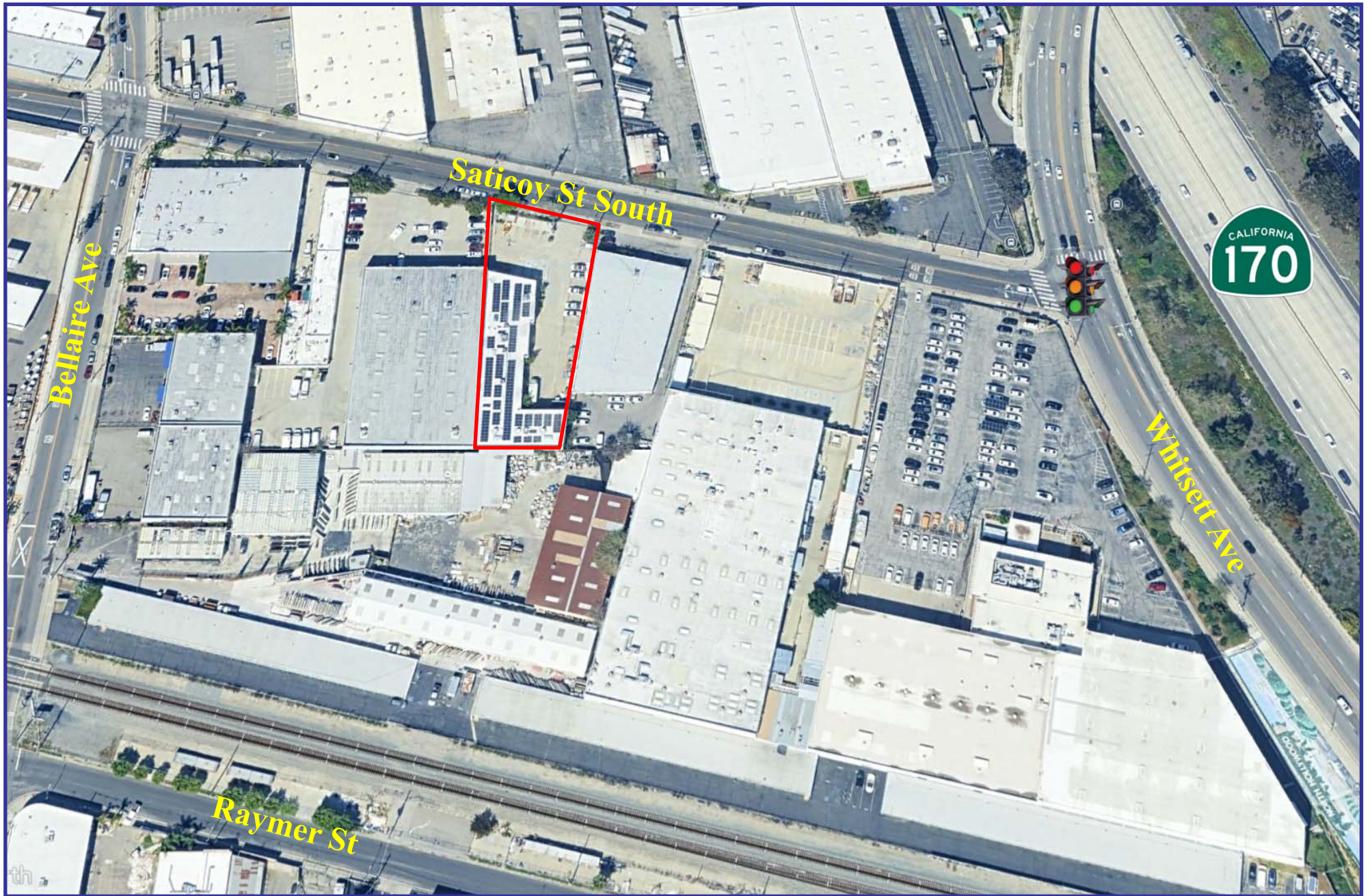
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Property Features

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, express or implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and shall bear all risks for inaccuracies





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Aerial Photograph

(Not to Scale)

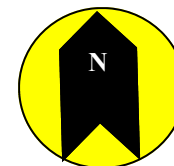
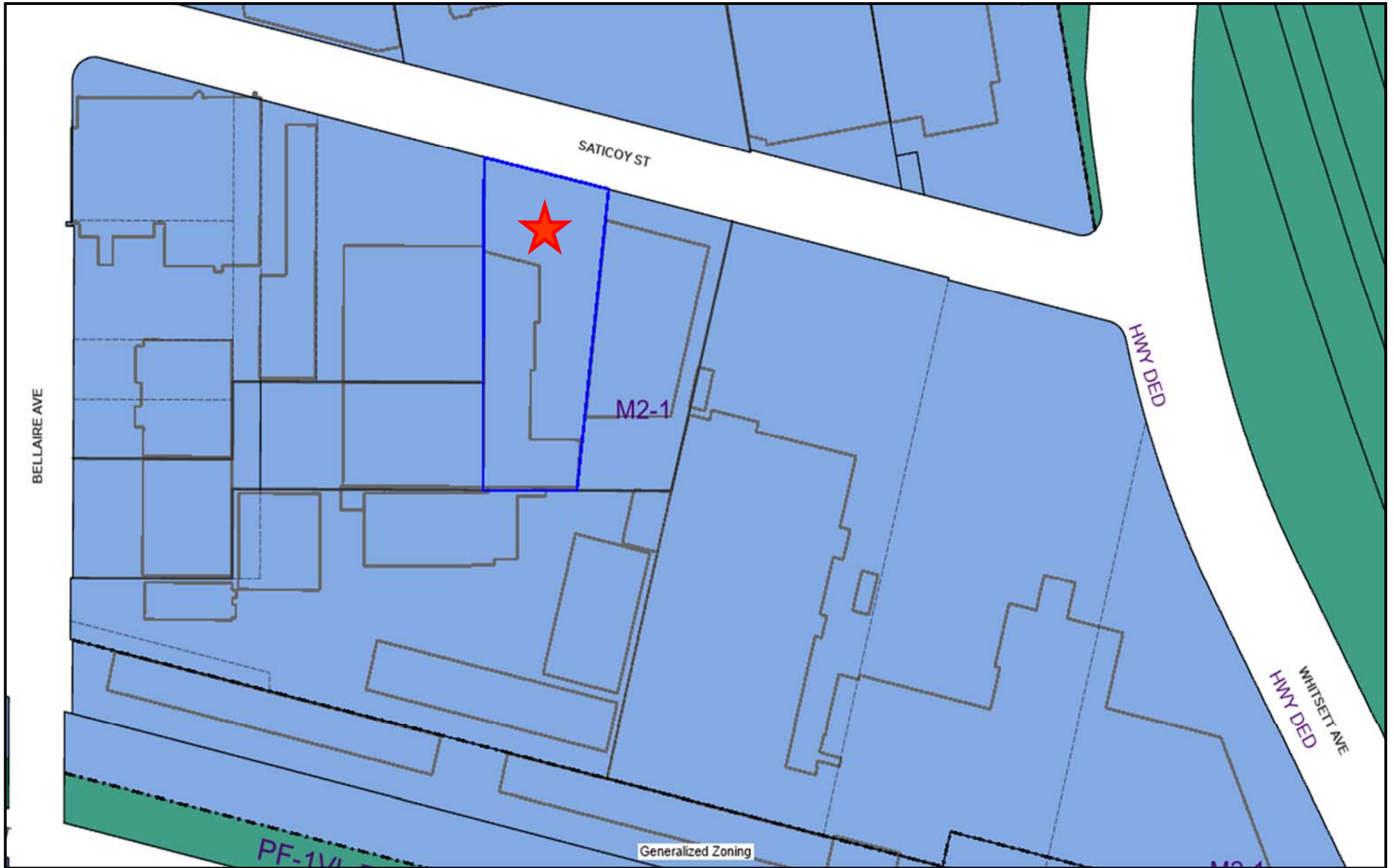


FIGURE
1

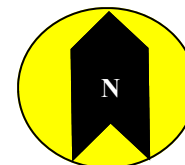


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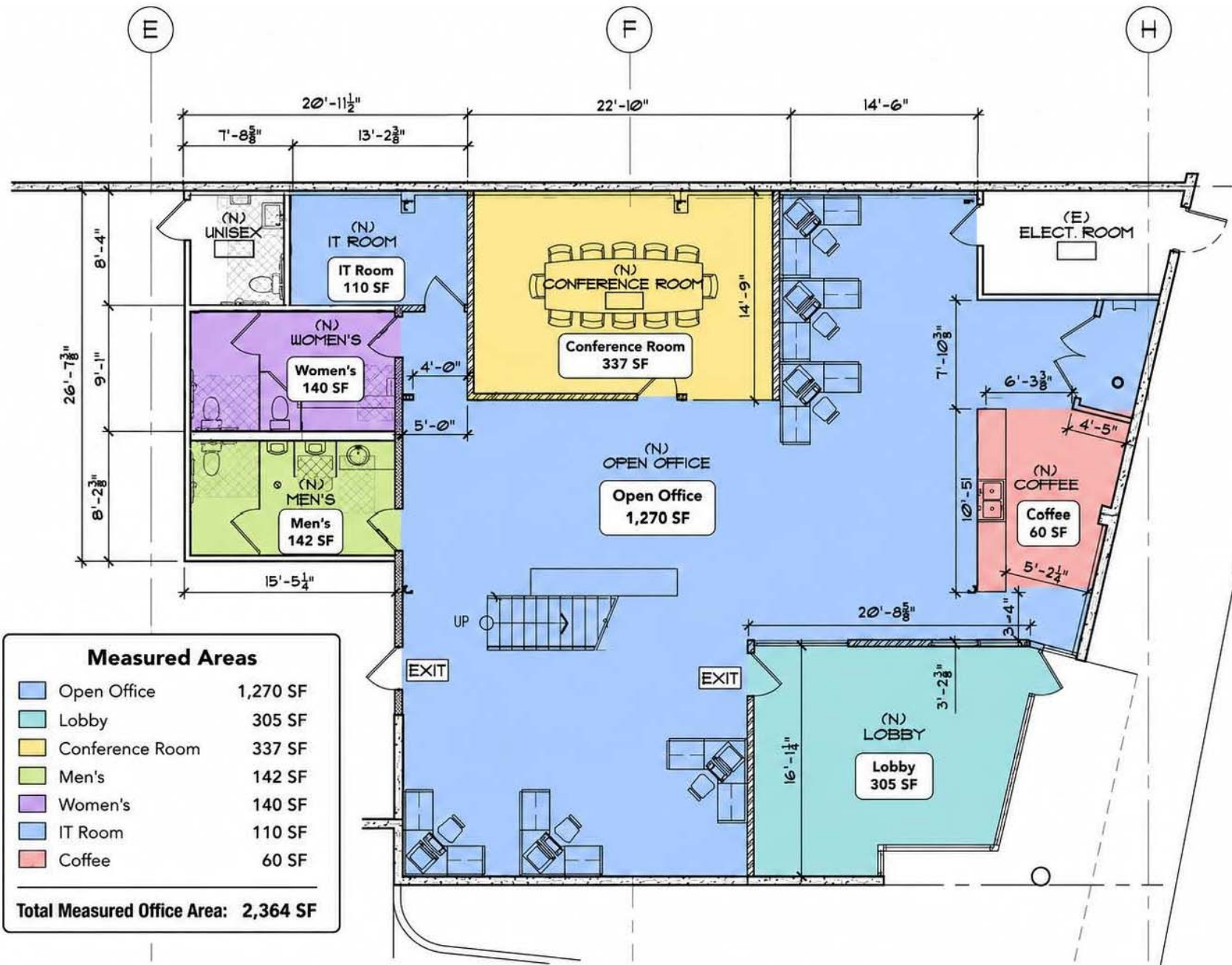
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ZIMAS Generalized Zoning - M2-1

(Not to Scale - Buyer to Verify)



**FIGURE
2**



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Office Floor Plan

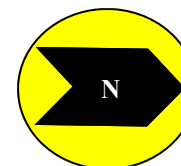
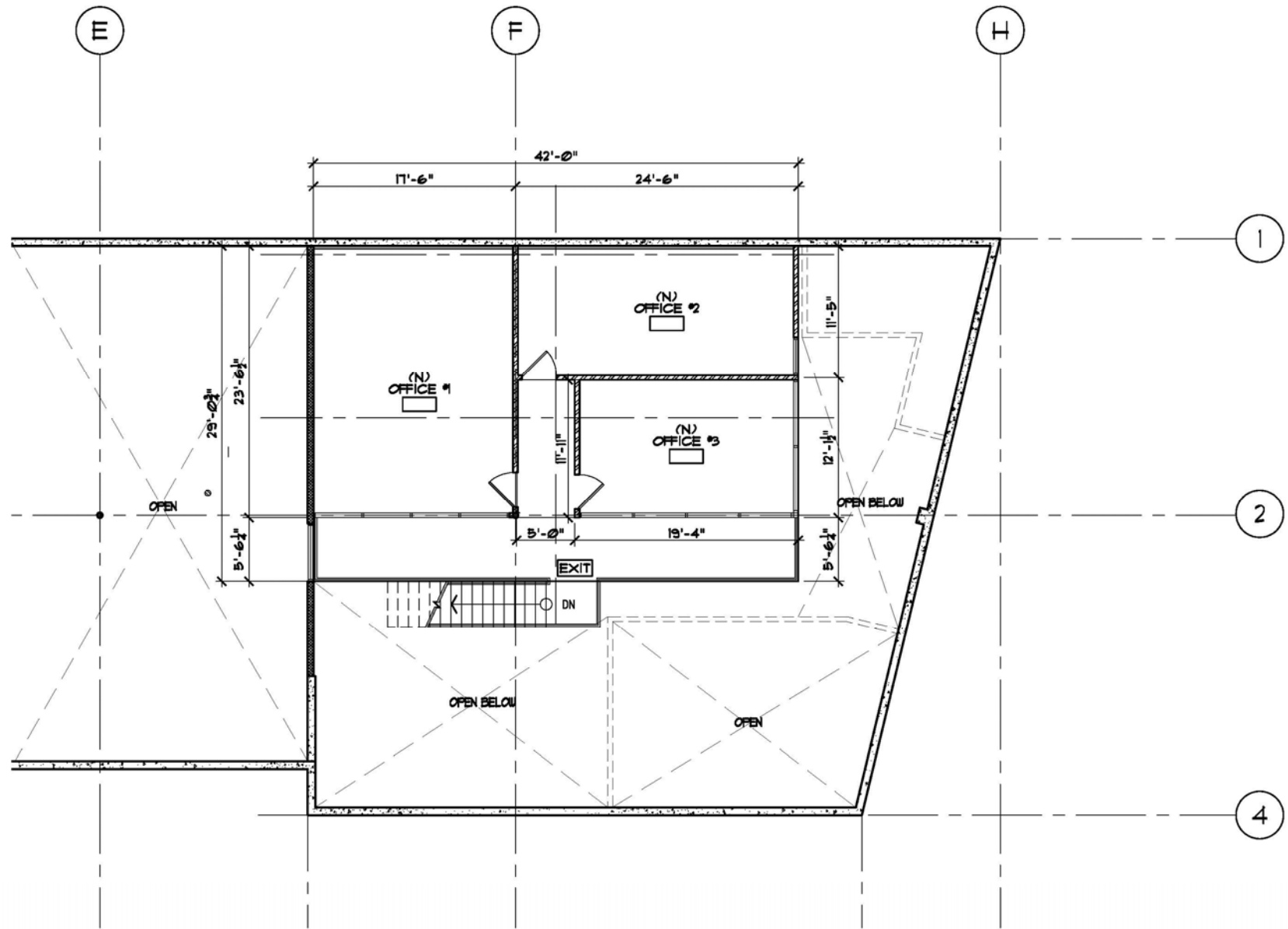


FIGURE
4

(Not to Scale)



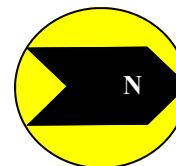
PROPOSED SECOND FLOOR OFFICE PLAN

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Solar Photovoltaic (PV) Rooftop System

(Not to Scale)



**FIGURE
5**



City of Los Angeles, Department of Building & Safety
APPROVED PLANS

• This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
 • No inspection can be scheduled until the permit fees have been paid.

By: **ANTONIO MALDONADO** Date: **01/29/2024**

Application No./Permit No.: **23041-10000-09600**

• This set of plans **MUST** be at the job site during construction.
 • It is unlawful to alter, change, or deviate from these plans.
 • The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
 • **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

SunisticsGro
 SIMPLY BETTER ENERGY

SUNISTICS GROUP
 1050 W LAKES DRIVE, SUITE 2
 WEST COVINA, CA 91790
 PHONE: (323)-393-0375
 LIC NO.: C10-1028012

DISCLAIMER: UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM SUNISTICS GROUP VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 77.280 kW

LANDSCAPE SUPPORT SERVICES

12610 SATICOY ST S,
 NORTH HOLLYWOOD, CA 91616
 APN: 2324-002-020

ENGINEER OF RECORD

PROFESSIONAL ENGINEER
 GREGORY T. ELVESTAD
 NO. E 22210
 ELECTRICAL
 STATE OF CALIFORNIA

Signed 1/09/2024

REV.	DESCRIPTION:	BY:
PAPER SIZE: 11" X 17" (ANSI B)		
DRAWING TITLE: SITE PLAN		
DRAWN BY:		
CHECKED BY:		
DATE:		12/2
DRAWING NO:		REV
PV.02		

ROOF AREA PV COVERAGE

ROOF SURFACE AREA: 10618 SQ.FT.
 PV SURFACE AREA: 4075.98 SQ.FT.
 PV SURFACE AREA COVERED: 38.39%

FIRE SETBACKS

4' FIRE CODE PATHWAY

01 **SITE PLAN**
 PV.02 SCALE: 1/32" = 1'-0"

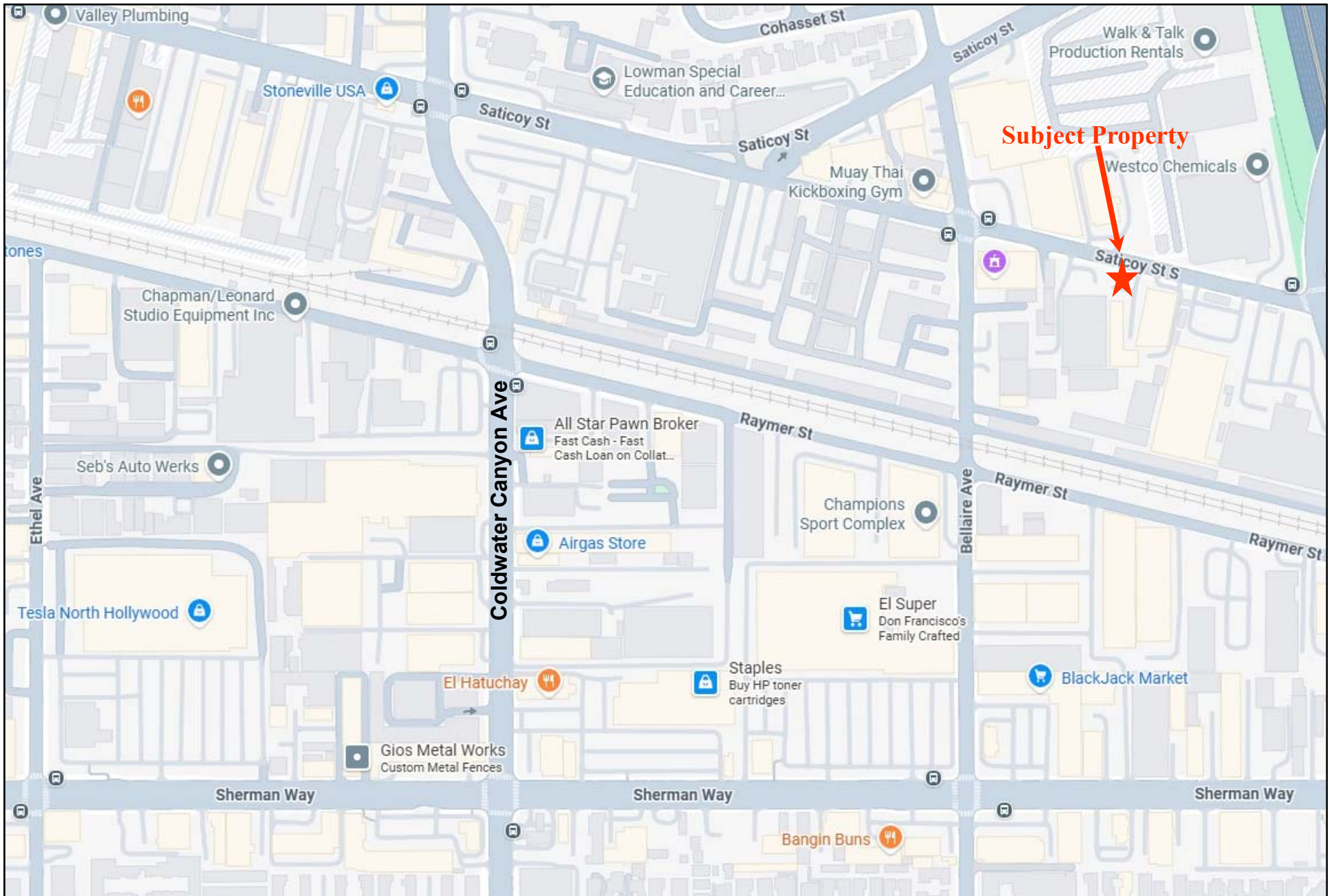
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Solar Photovoltaic (PV) Rooftop System

(Not to Scale)

FIGURE
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Location Map Thomas Brothers Grid: Page 532 - Grid E4

(Not to Scale)

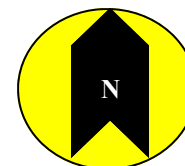
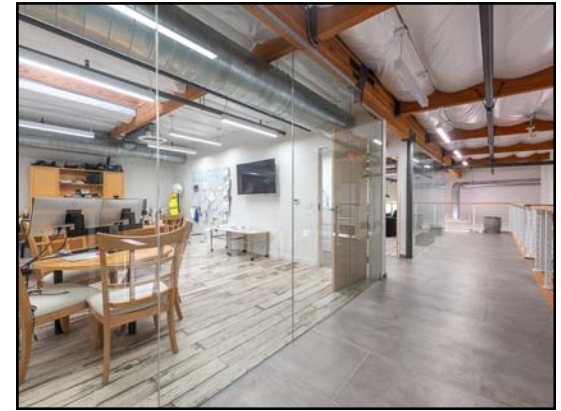
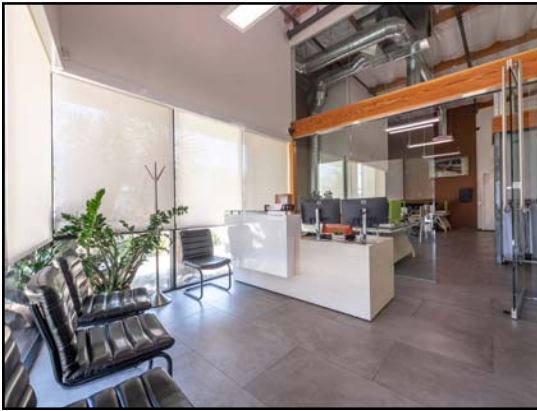


FIGURE
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(Not to Scale)

Property Photographs

FIGURE
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