

Available SF 3,900 SF

Industrial For Lease

Building Size 13,094 SF



**Property Name:** Mission Industrial Park  
**Address:** 8825 Shirley Ave, Northridge, CA 91324  
**Cross Streets:** Shirley Ave/Parthenia St

Professionally Managed Mission Industrial Park  
 Convenient to Costco - Fast Food and Drive-in Restaurants  
 No Common Area Maintenance Fee  
 No Marijuana Uses

<b>Lease Rate/Mo:</b>	\$5,460	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	750 SF / 3
<b>Lease Rate/SF:</b>	\$1.40	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / 12'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	3,900 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	3,900 SF	<b>A: 200 V: 120/240 O: 1 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	1,032 SF
<b>Term:</b>	3 Years w/ Annual COLA's	<b>Const Status/Year Blt:</b>	Existing / 1973	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 7 / Ratio:</b>	1.8:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR2-1			<b>APN#:</b>	2783-025-044

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [David Hoffberg, SIOR 818-917-2505](mailto:David.Hoffberg@delphi.com)

**Listing #:** 45050975

**Listing Date:** 06/10/2026

**FTCF:** CB250N000S000/A0AA

**Notes:** All information contained herein is deemed reliable and must be independently verified by the Lessee. Lessee is solely responsible for confirming electrical service and zoning are suitable for the Lessee's intended use.

