

For Lease  
5,700 SF

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



**13227 Saticoy Street**  
North Hollywood, CA 91605

**David Young**  
Executive Vice President  
818.742.1651  
dyoung@naicapital.com  
CA DRE #00914504





13227 SATICOY STREET | NORTH HOLLYWOOD, CALIFORNIA

## OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| Lease Rate:    | \$1.75 SF/month (Gross) |
| Available SF:  | 5,700 SF                |
| Building Size: | 14,800 SF               |
| Description:   | Warehouse/Distribution  |

## PROPERTY OVERVIEW

Prime N. Hollywood location proximate to I-5 and the 170 Freeway, Burbank Airport and all Major Entertainment Studios.

## PROPERTY HIGHLIGHTS

- Office Area: 1,200 SF
- Clearance Height: 14'
- Ground Level Loading: 2
- Parking: 7 Stalls
- Power: 150 Amps of 240 Volt; 3 Phase
- Power: 150 Amps of 240 Volt; 1 Phase
- Zoning: CM

### David Young

Executive Vice President  
818.742.1651 Direct  
dyoung@naicapital.com  
CA DRE #00914504





# PROPERTY PHOTOS

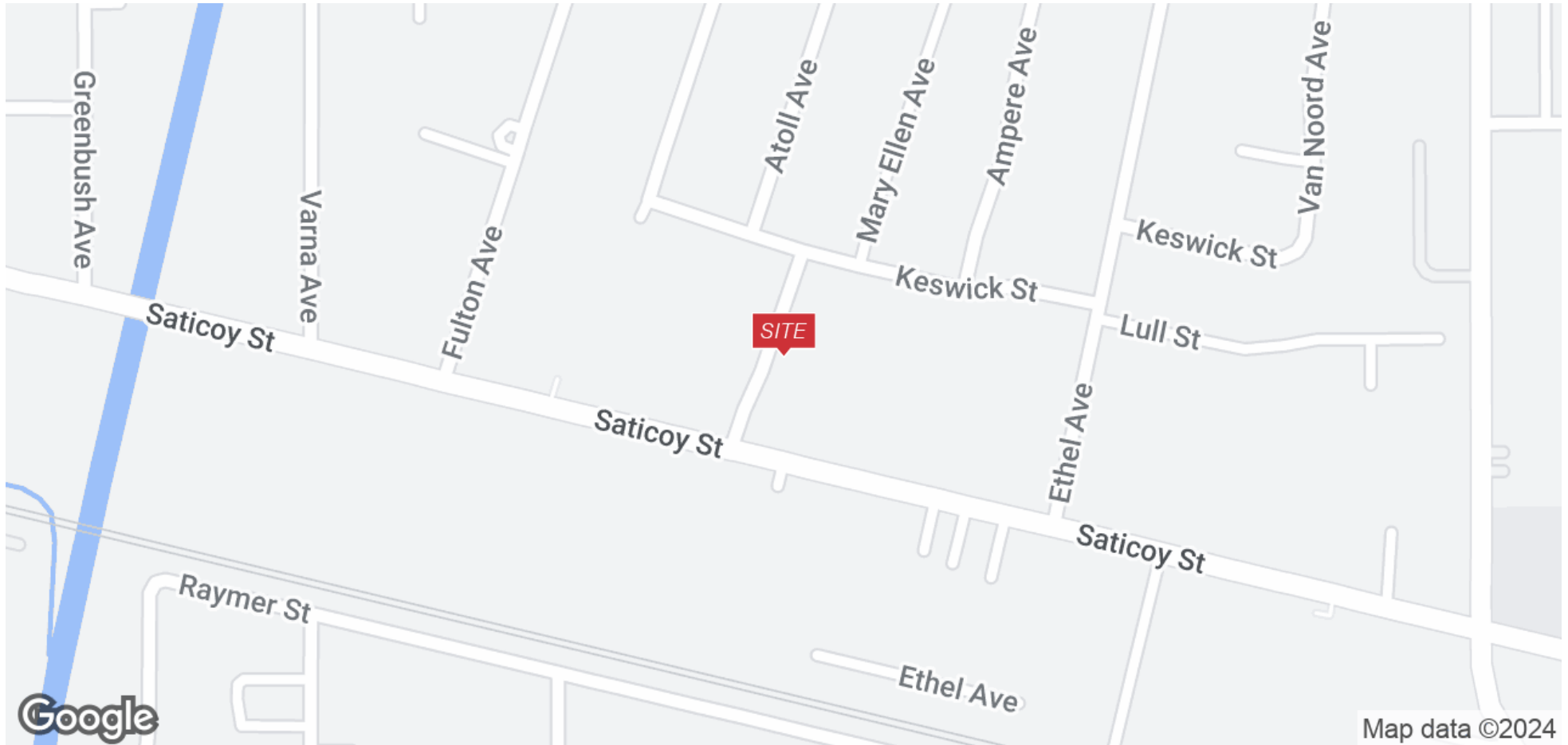


## David Young

Executive Vice President  
818.742.1651 Direct  
dyoung@naicapital.com  
CA DRE #00914504

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

# LOCATION MAP



## David Young

Executive Vice President  
818.742.1651 Direct  
dyoung@naicapital.com  
CA DRE #00914504

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474