

# 11149

## VANOWEN ST.

NORTH HOLLYWOOD, CA



±60,046 SF BUILDING

# INDUSTRIAL FOR LEASE



# CBRE

SPECTRUM  
COMMERCIAL REAL ESTATE, INC.

# THE HIGHLIGHTS



24' Clearance Height



6 Ground Level  
Loading Doors



Heavy Power with 2,000  
amps, 277/480V, 3 Phase



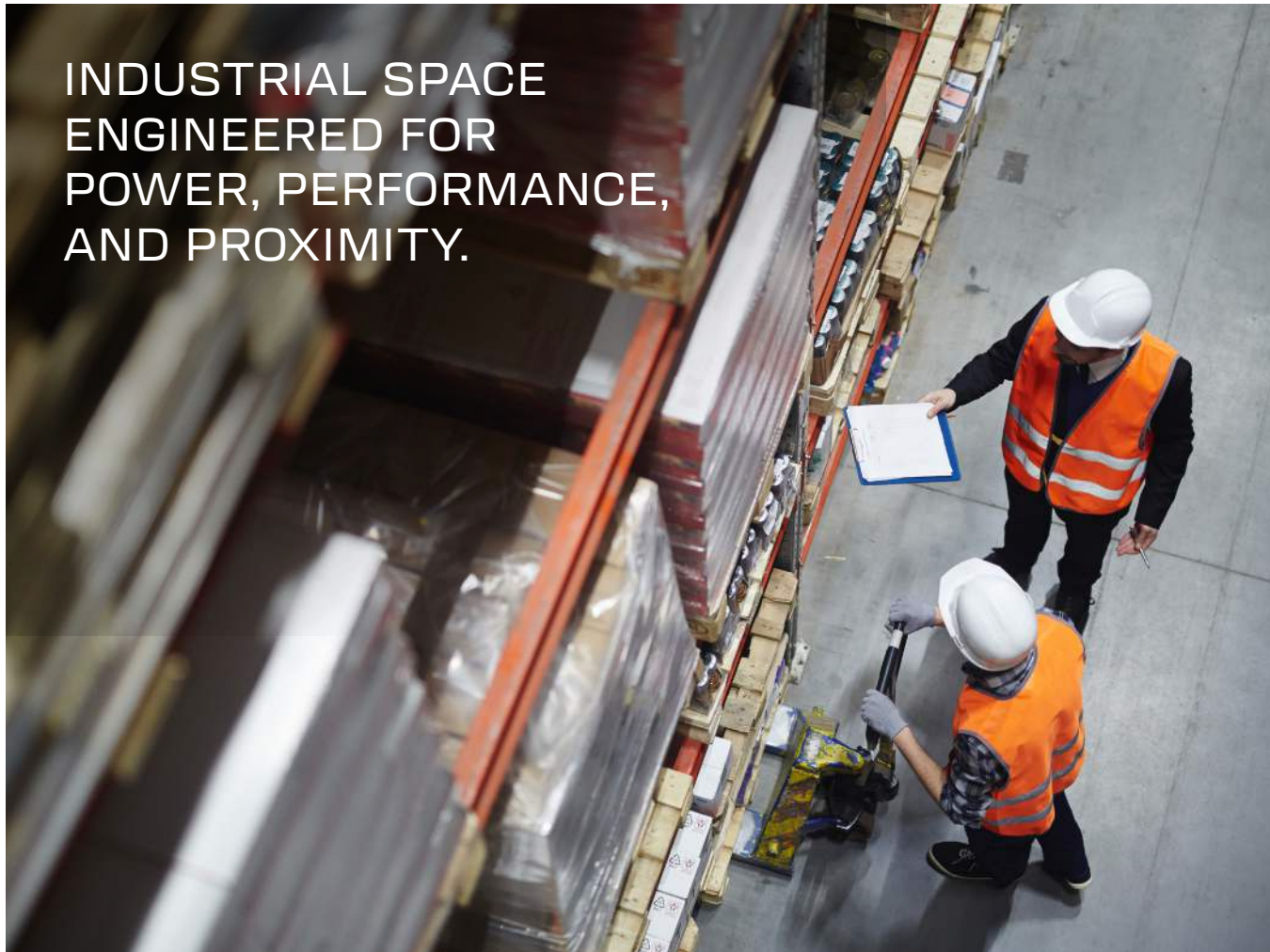
M2 Zoning Offers  
Flexibility for Wide  
Range of Industrial Uses,  
Including Manufacturing,  
Warehousing, and  
Distribution



Close Proximity to  
Burbank Airport & NoHo  
Arts District



INDUSTRIAL SPACE  
ENGINEERED FOR  
POWER, PERFORMANCE,  
AND PROXIMITY.



# PROPERTY DETAILS

Rentable SF:  
**±60,046 SF**

Mezzanine Office Space:  
**±7,679**

Parking:  
**121**

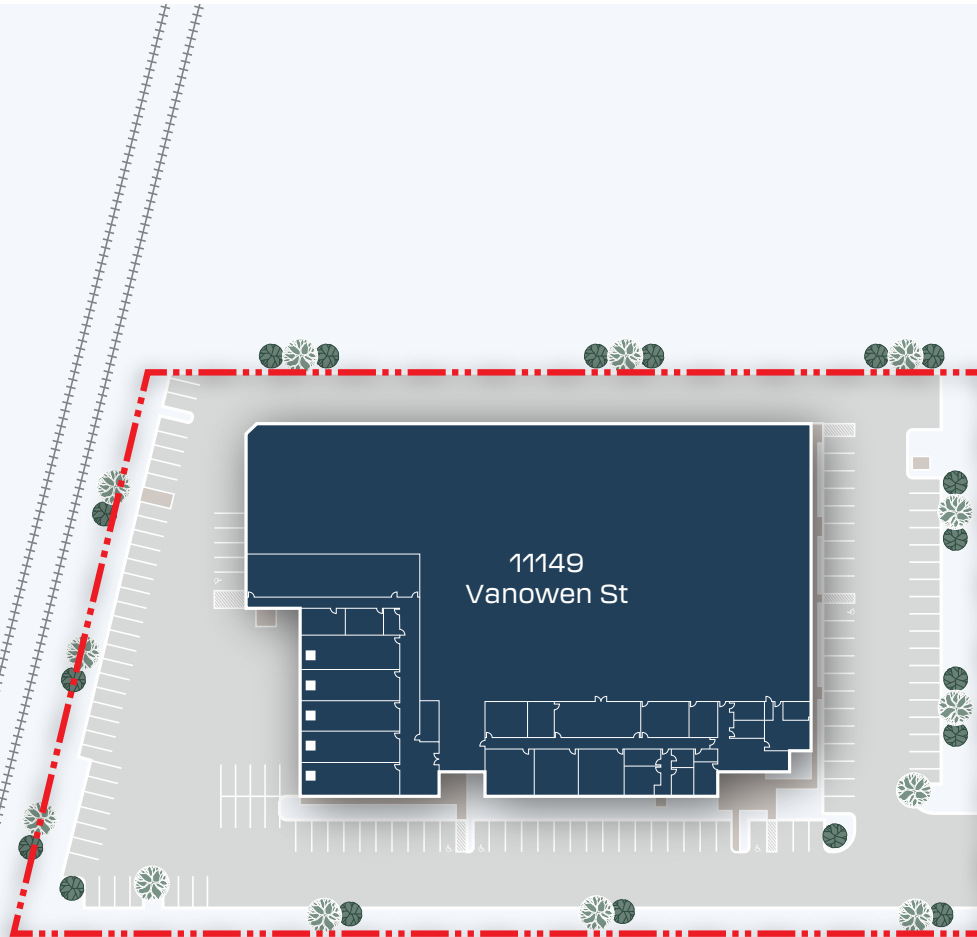
Zoning:  
**M2**

Grade Level Doors:  
**6**

Power:  
**2,000 AMPS, 277/480V,  
3 Phase**

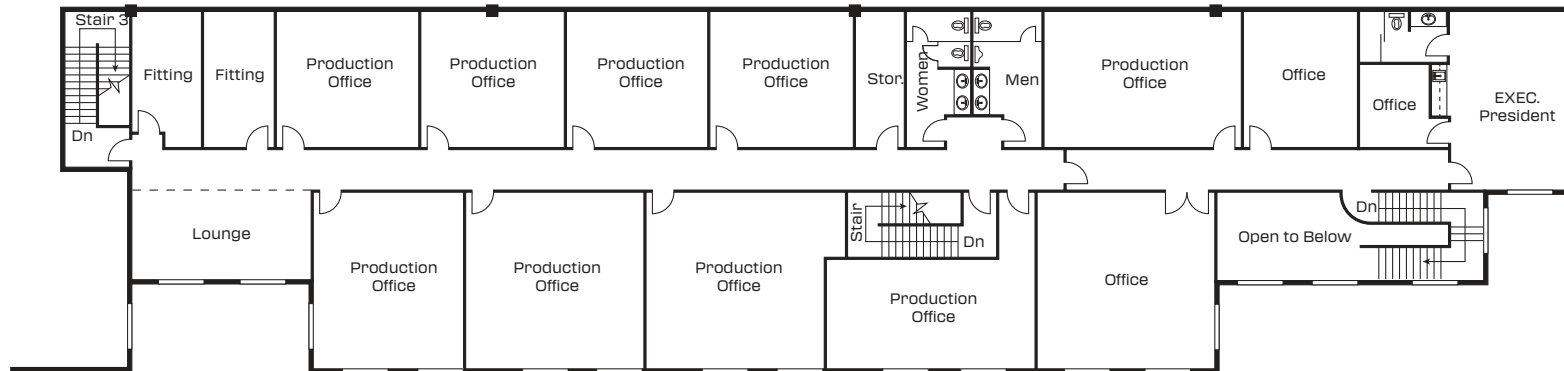
Clearance Height:  
**24'**

**LEASE RATE/SF:  
\$1.45/SF NNN**

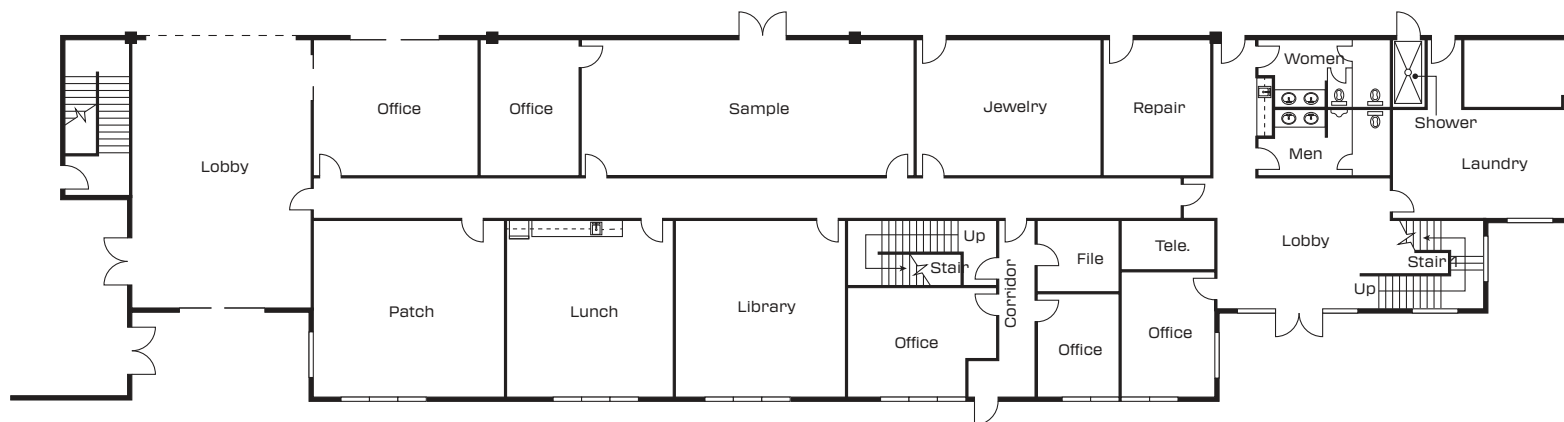


VANOWEN ST

# FLOOR PLANS



11149 VANOWEN ST - SECOND FLOOR MEZZANINE



11149 VANOWEN ST - FIRST FLOOR

# THE LOCATION

## SEIZE THE ADVANTAGE:

Free Standing Industrial Building  
Located 5 Minutes from the  
Hollywood Burbank Airport



Van Nuys  
Airport



Hollywood  
Burbank Airport

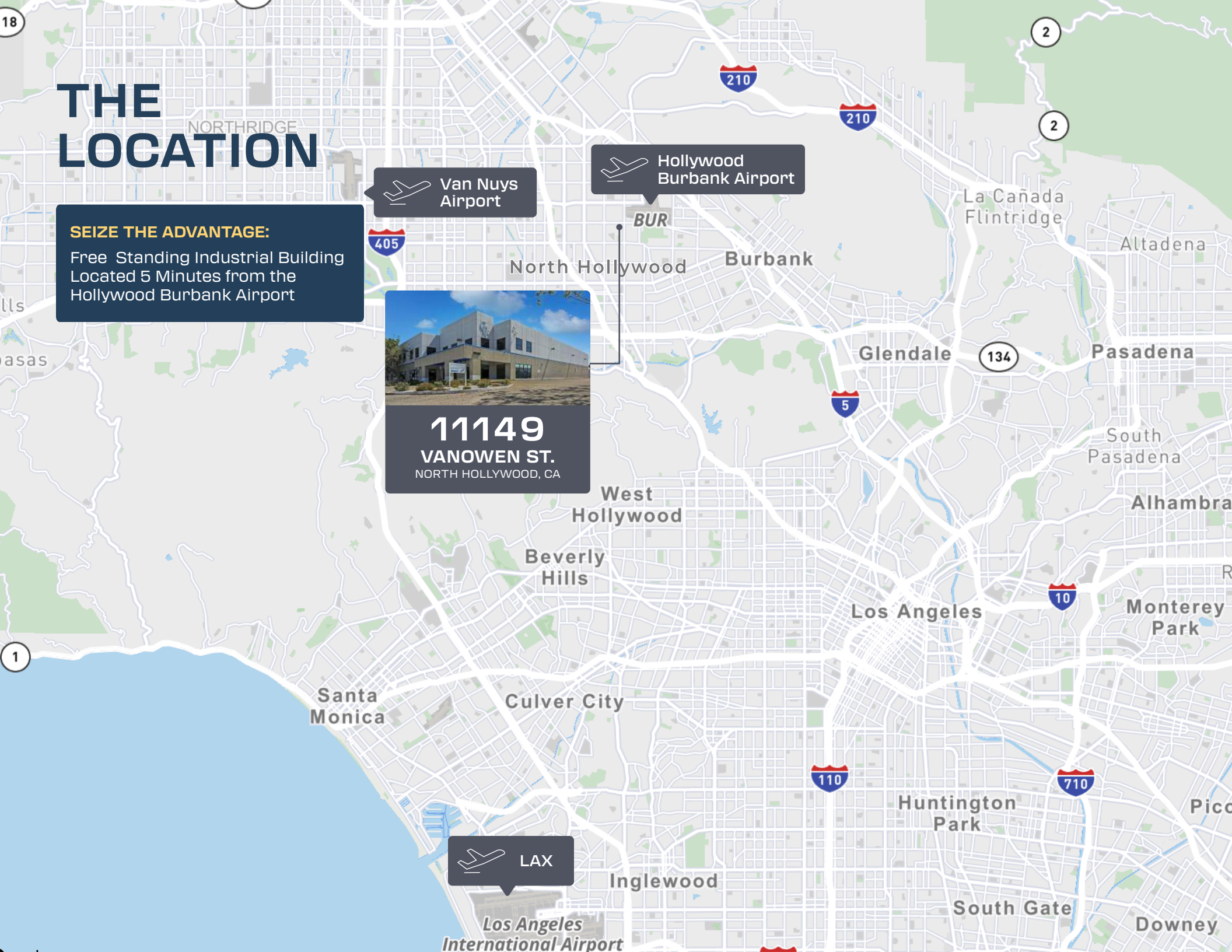


**11149**  
**VANOWEN ST.**  
NORTH HOLLYWOOD, CA



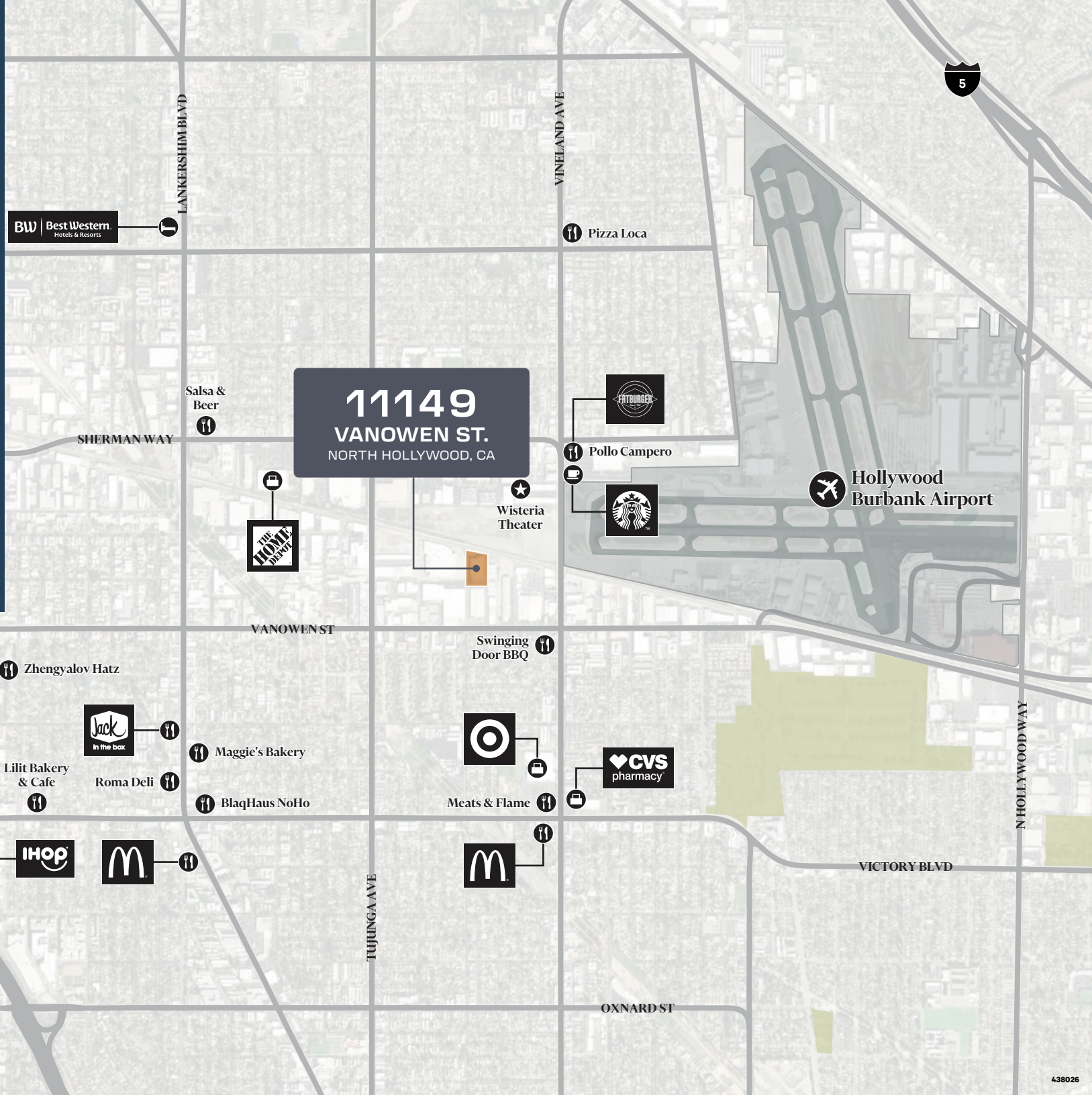
LAX

Los Angeles  
International Airport



# AMENITY MAP

Leasing industrial space near Burbank and Glendale offers exceptional access and a thriving business environment close to plenty of entertainment and food options. Benefit from easy freeway access (5, 2, 134), a diverse industry mix, and adaptable spaces to fit your needs. This prime location provides a streamlined environment for logistics and access to a skilled workforce.



-  Retail
-  Dining
-  Coffee
-  Fitness
-  Entertainment
-  Lodging

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