



## OVERVIEW

Tucked away in the San Fernando Valley just north of Warner Center lies a 250,000 sq.ft. gem of motion picture, television, music production, manufacturing and distribution facilities. But it doesn't stop there. This property is also in the coveted Blue Zone for cannabis related businesses and in a Qualified Opportunity Zone. This property is Next to the valley's largest family friendly Police Station means security and peace of mind. Home Depot and Lowe's mere blocks away. Across the street from the Metro's \$200 million Orange Line and night lighted Bike

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### RENTAL DETAILS

<b>SPACE AVAILABLE</b>	9,060 SF	<b>RENT RATE (YR)</b>	\$16.68 USD /SF/yr
<b># OF SPACES</b>	1	<b>LEASE TYPE</b>	Modified Gross
<b>RENT/MONTH</b>	\$12,593 USD /mo	<b>LEASE LENGTH</b>	Negotiable
<b>RENT RATE (MO)</b>	\$1.39 USD /SF/mo	<b>AVAILABLE</b>	Now

### BUILDING DETAILS

<b>PROPERTY TYPE</b>	Industrial	<b>CLEAR CEILING HT</b>	18 Ft
<b>PROPERTY SUBTYPE</b>	Warehouse	<b>DOCKS</b>	2
<b>TOTAL BUILDING SIZE</b>	56,428 SF	<b>DRIVE INS</b>	2
<b>YEAR BUILT</b>	1978	<b>PARKING SPACES</b>	-
<b>UTILITIES</b>	-		