

13133 SATICOY STREET

North Hollywood, CA 91605

WAREHOUSE FOR LEASE



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MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC



PROPERTY CHARACTERISTICS

- Fully Gated
- Air Conditioned Warehouse
- Proximity to the 5 & 170 Freeways
- Multifunctional Flex Space
- Mezzanine
- Prime North Hollywood Location

OFFERING SUMMARY

Lease Rate:	\$5,850/Month
Price Per Square Foot:	\$1.95
Lease Type:	Modified Gross
Year Built:	1969
Unit Size:	3,000 SF
APN:	2303-017-016



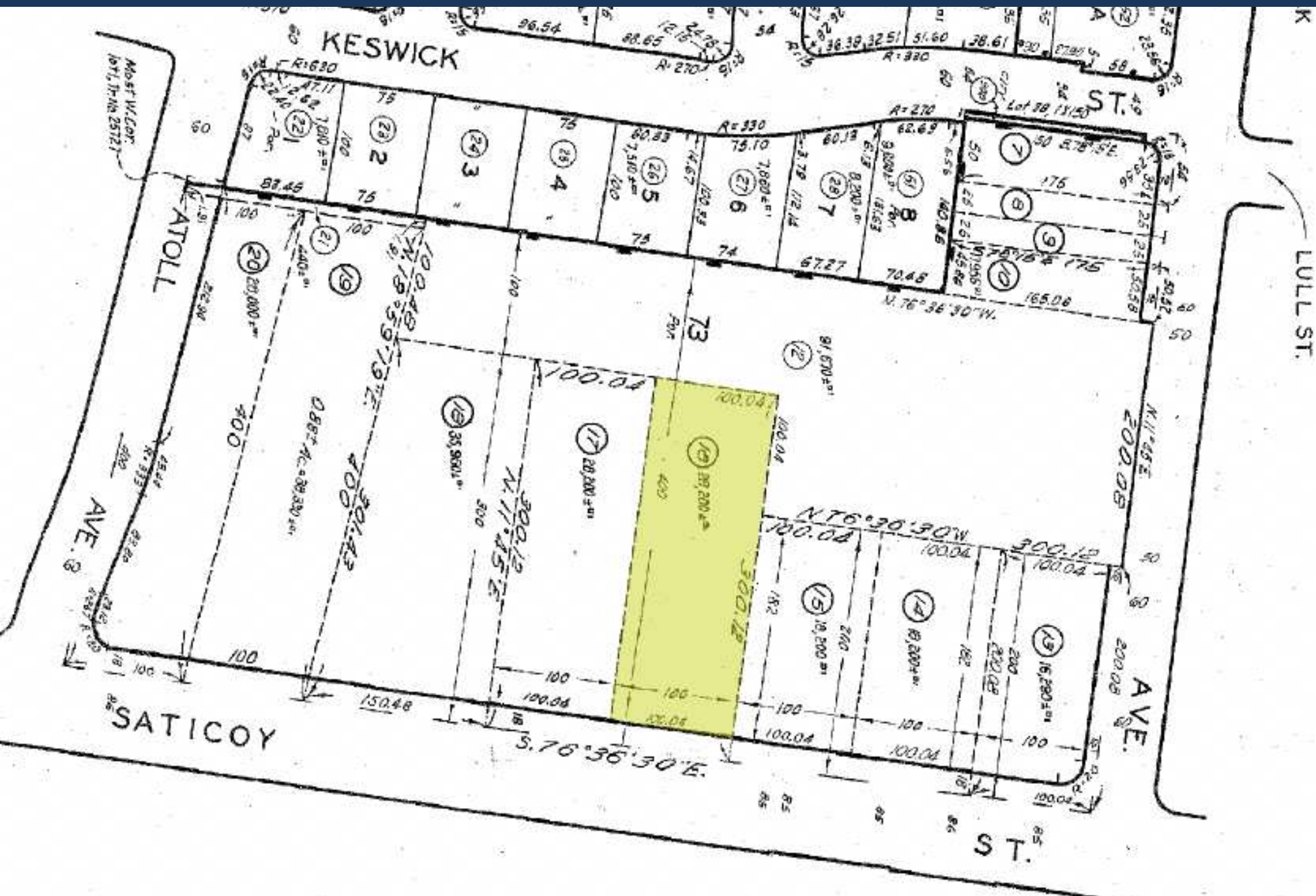
MIG Commercial Real Estate Services, Inc presents its newest industrial unit, available for lease at 13133 Saticoy Street. Situated in a highly sought-after industrial complex in North Hollywood, California, this property is zoned CM-1 (Commercial Manufacturing) and offers approximately 3,000 square feet of flexible space, perfectly suited for a wide range of industrial uses.

The unit benefits from outstanding street and traffic exposure, being the first unit facing Saticoy St, offering excellent visibility to passing traffic in this desirable area of North Hollywood. The location is conveniently close to the I-5 and I-170 freeways, providing easy access for transportation and logistics. The property is part of a secured, gated industrial complex with an automatic gate system, ensuring controlled access and peace of mind. It includes four available unreserved parking spaces, offering ample parking for employees and clients.

Inside, the warehouse features a 15-foot clearance, ideal for a variety of industrial operations. A custom-built mezzanine offers additional secure storage, maximizing the available space. The unit is equipped with a 12' x 10' ground-level loading door, making it easy to handle deliveries and shipments efficiently. The office areas are served by a dedicated HVAC system, providing year-round comfort for staff, while the warehouse has its own independent HVAC system to meet specific climate control needs. Additionally, the unit includes a warehouse bathroom for added convenience.

This industrial unit represents an outstanding opportunity for businesses seeking to lease a high-quality, versatile warehouse/flex space with excellent visibility and top-notch features in a prime North Hollywood location.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

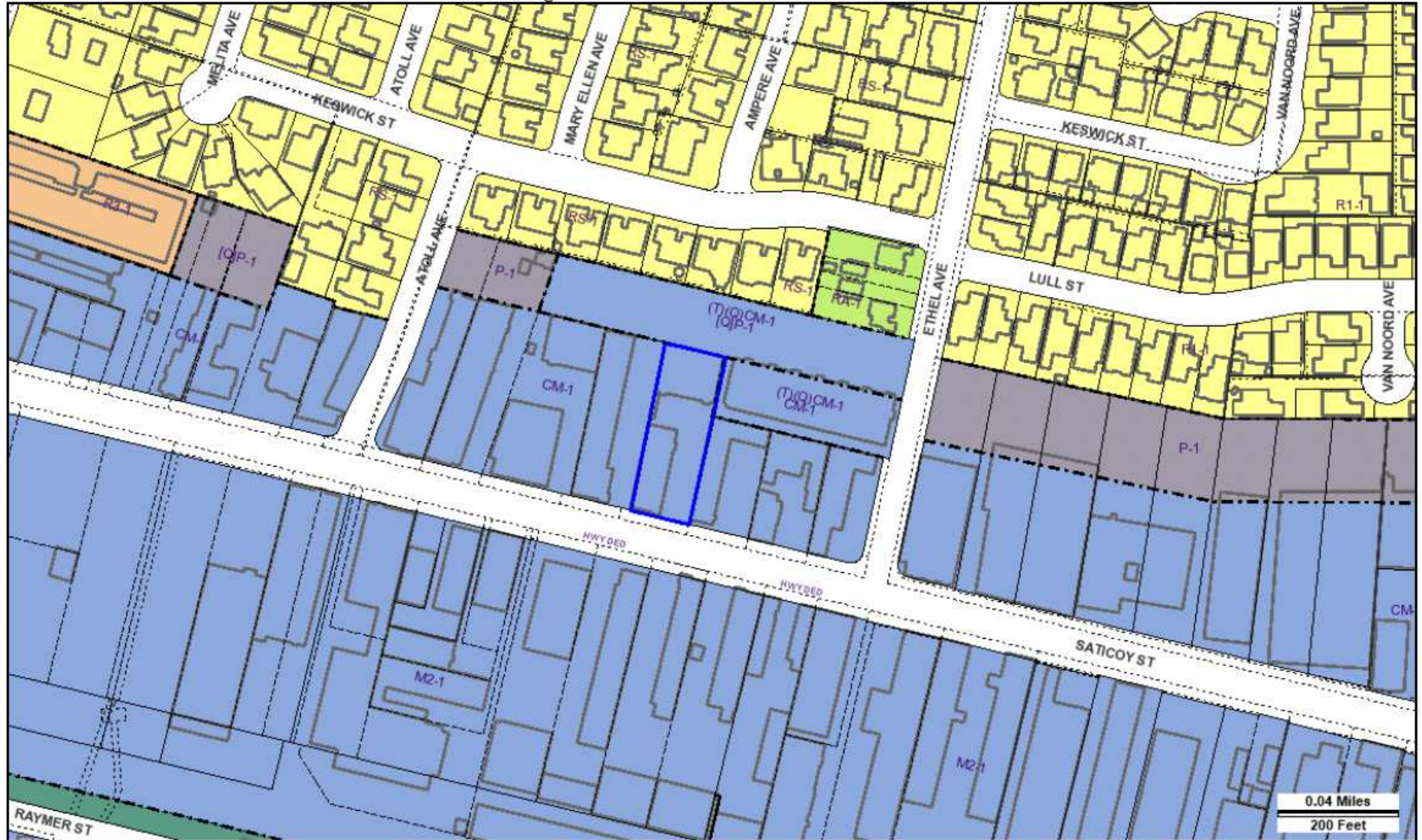


ZIMAS PUBLIC

Generalized Zoning

09/09/2024

City of Los Angeles Department of City Planning

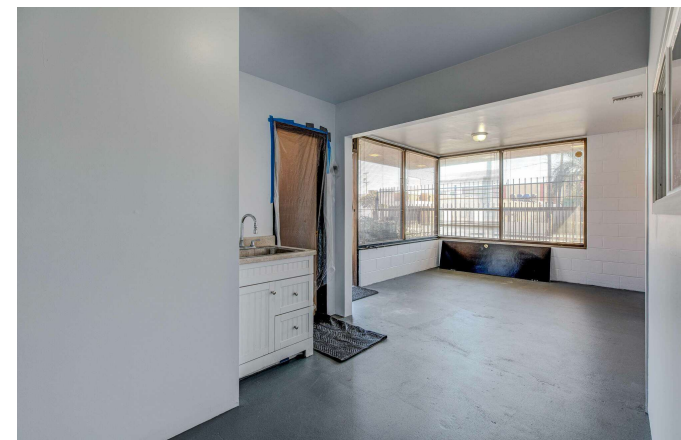
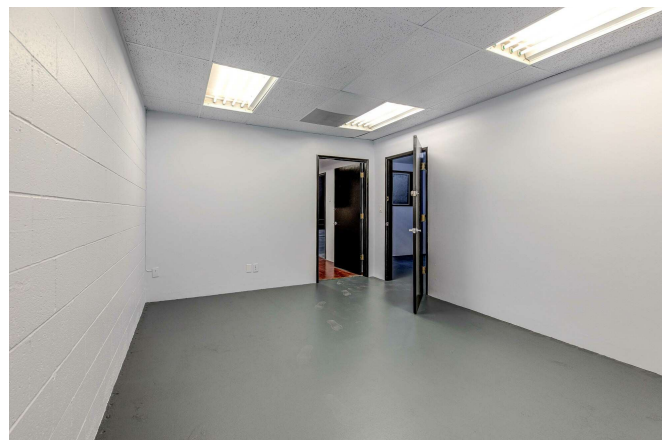
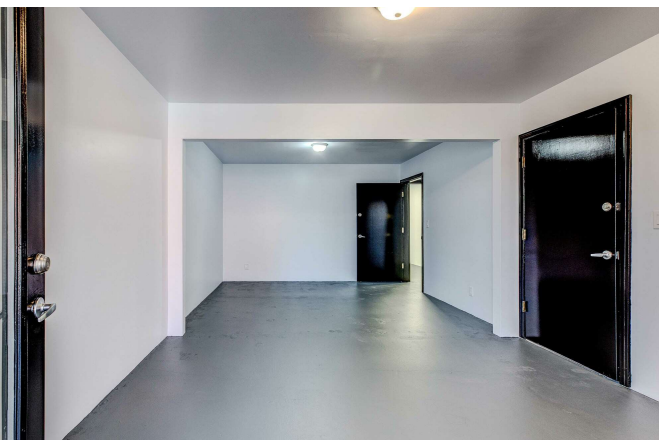
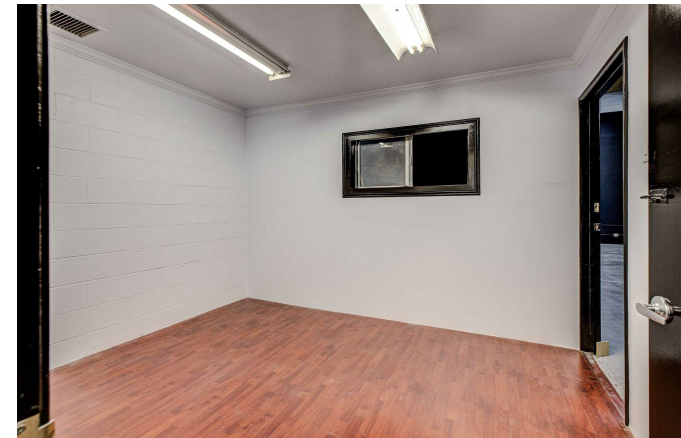
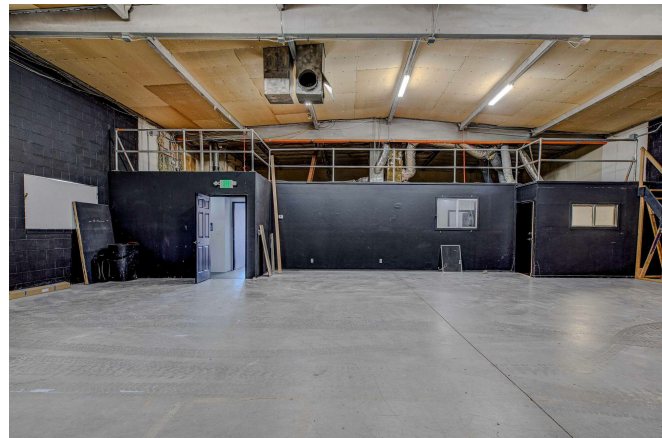
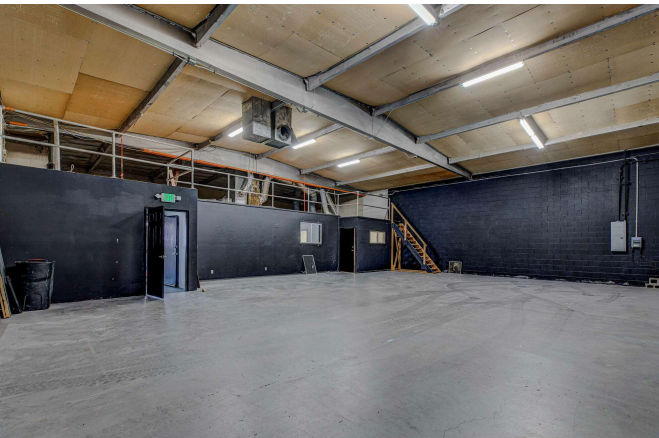


Address: 13133 W SATICOY ST
 APN: 2303017016
 PIN #: 186B157 191

Tract: TR 1212
 Block: None
 Lot: FR 73
 Arb: 5

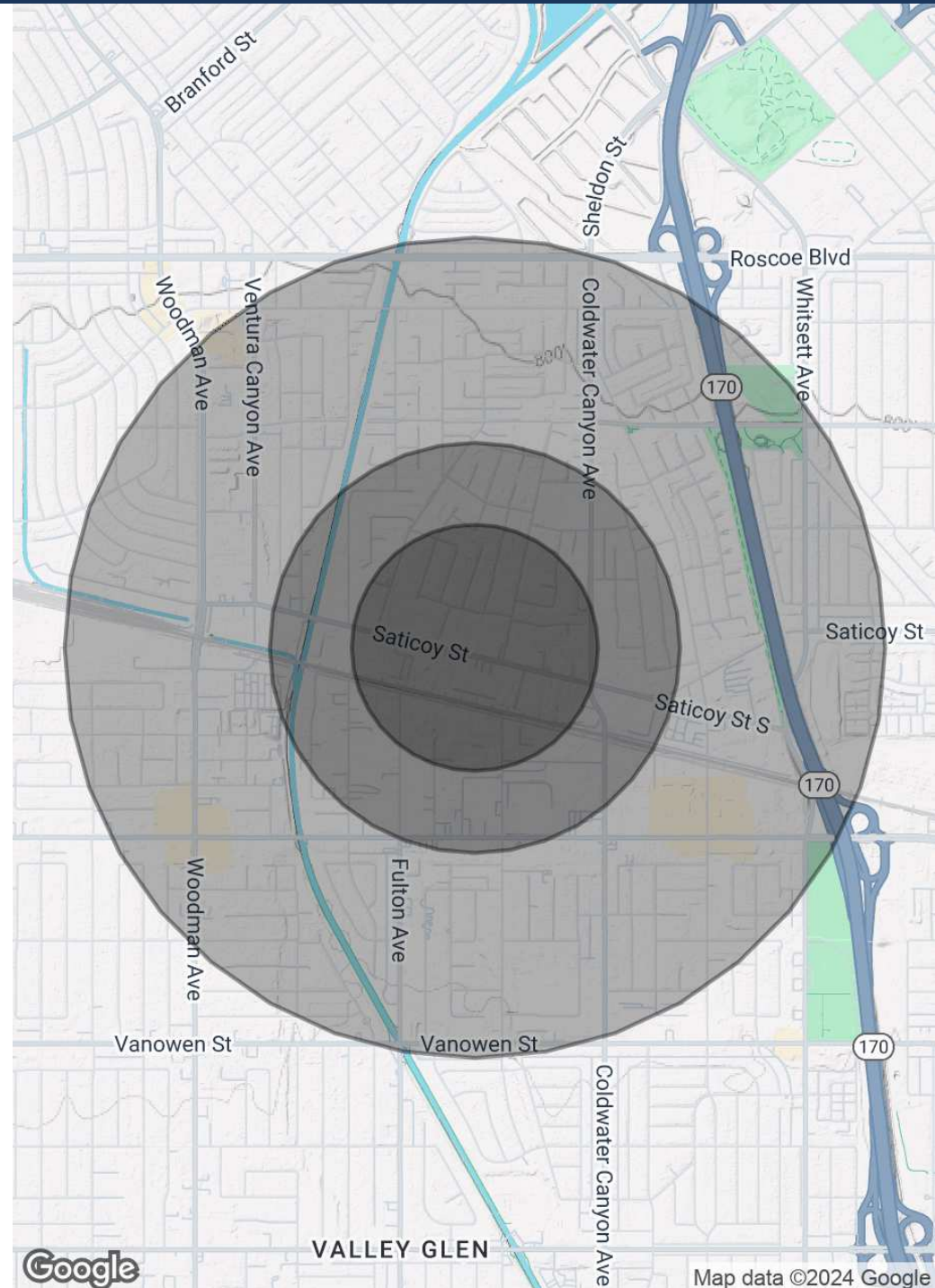
Zoning: CM-1
 General Plan: Commercial Manufacturing





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	879	4,075	32,933
Average Age	44	42	40
Average Age (Male)	42	41	39
Average Age (Female)	46	43	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	263	1,277	10,572
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$76,189	\$92,130	\$90,164
Average House Value	\$871,888	\$807,526	\$796,157

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.