

# 8115 LANKERSHIM BLVD

North Hollywood, CA 91605



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



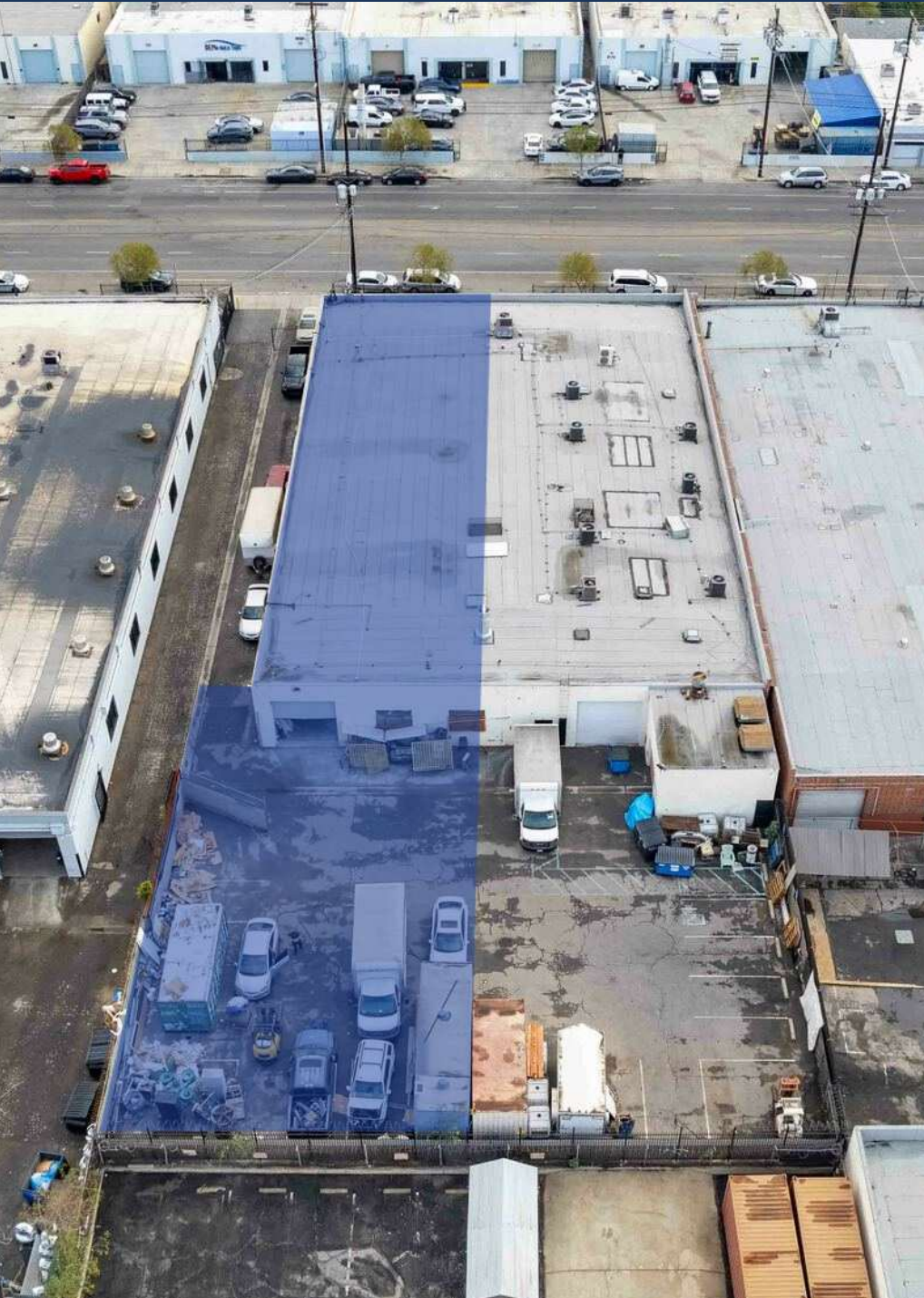


PROPERTY CHARACTERISTICS

- Zoning - Limited Manufacturing
- Private/Gated Secured Premises
- Proximity To The 5 & 170 Freeways
- Proximity to Major Landfills & Recycling Centers

OFFERING SUMMARY

<b>Base Rent:</b>	\$10,500/Month
<b>Price Per Square Foot:</b>	\$1.75
<b>CAM's Per Square Foot:</b>	\$0.23
<b>Lease Rate:</b>	\$11,880/Month
<b>Zoning:</b>	M1-1-CUGU
<b>Rentable Building Area:</b>	6,000 SF
<b>Lot Size:</b>	28,052 SF
<b>Year Built:</b>	1965
<b>APN:</b>	2310-007-012

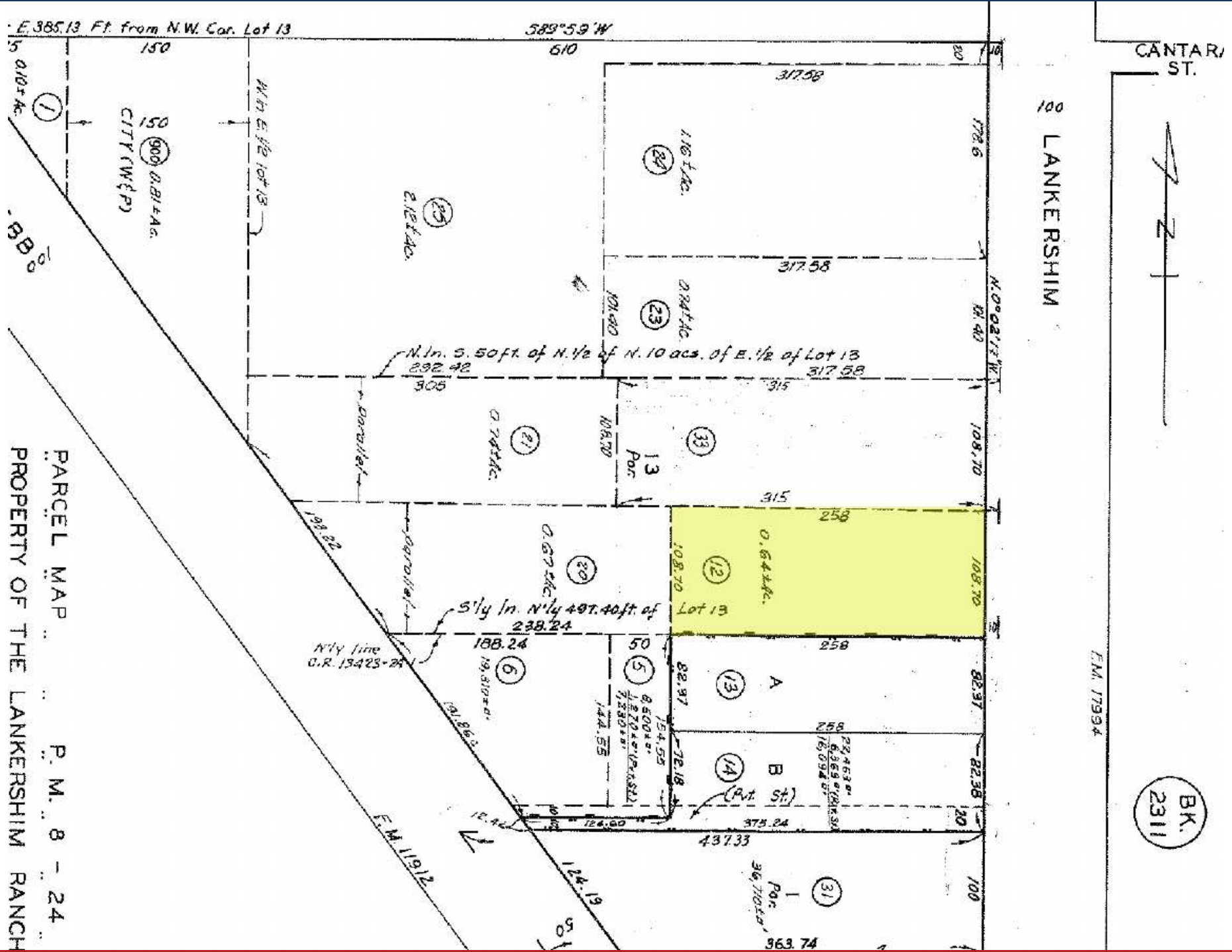


## PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc. is pleased to present 8115 Lankershim Blvd, a versatile industrial property offering approximately 6,000 square feet of functional space. Zoned LAM1, this property is ideal for a variety of industrial uses. It features a private gated rear yard, ensuring security and flexibility for operations. Parking is abundant, with 8 designated spaces that can accommodate up to 14 vehicles when tandem parked. The property is equipped with heavy power infrastructure at 400 AMPS 3 Phase, meeting the needs of power-intensive businesses. Additional features include a 12x12 roll-up door for convenient loading and unloading, and clear heights ranging from 16 feet at its highest point to 13 feet at its lowest, providing ample vertical space for storage or equipment. Located in close proximity to the I-5 and I-170 freeways, this property offers excellent accessibility for logistics and commuting.

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





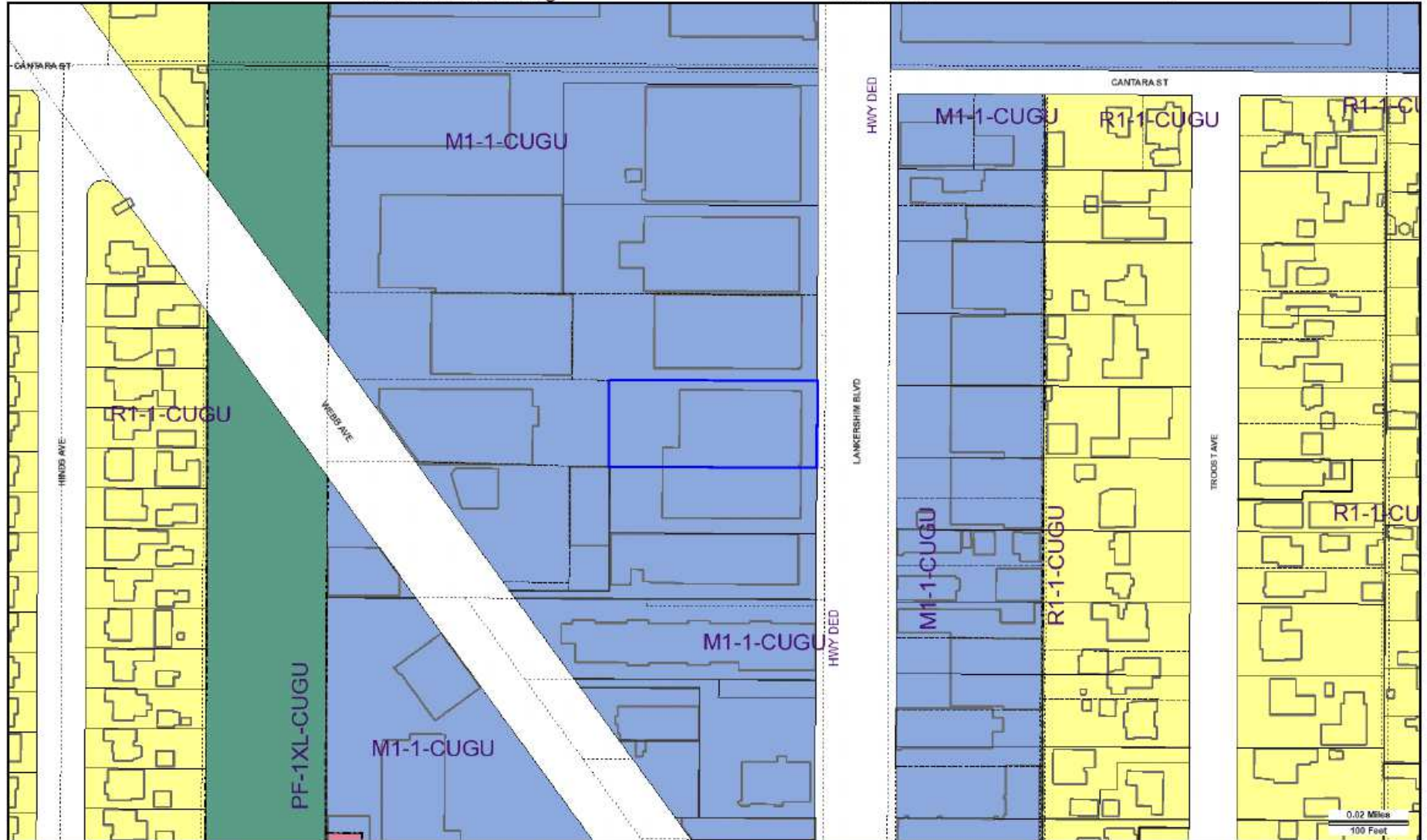
PARCEL MAP P. M. 8 - 24  
 PROPERTY OF THE LANKE RSHIM RANCH

ZIMAS PUBLIC

Generalized Zoning

10/15/2024

City of Los Angeles Department of City Planning



Address: 8115 N LANKERSHIM BLVD

Tract: LANKERSHIM RANCH LAND AND WATER CO.

Zoning: M1-1-CUGU

APN: 2310007012

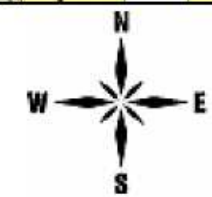
Block: None

General Plan: Limited Manufacturing

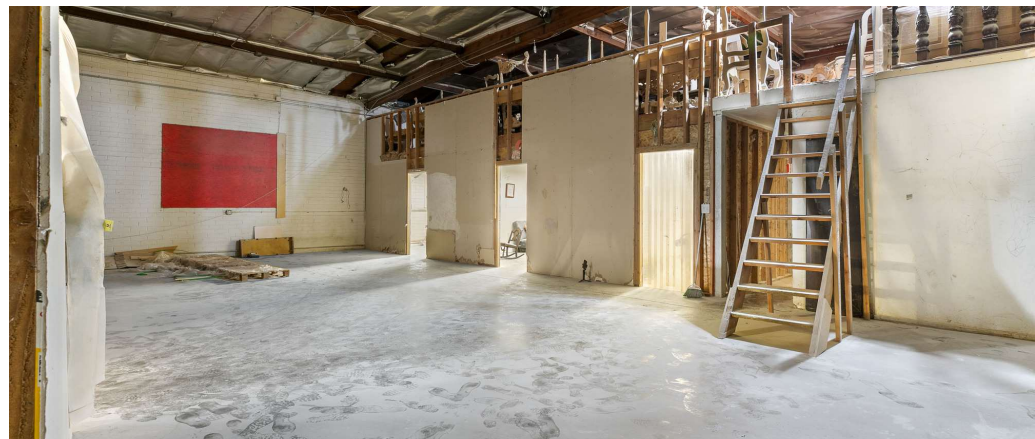
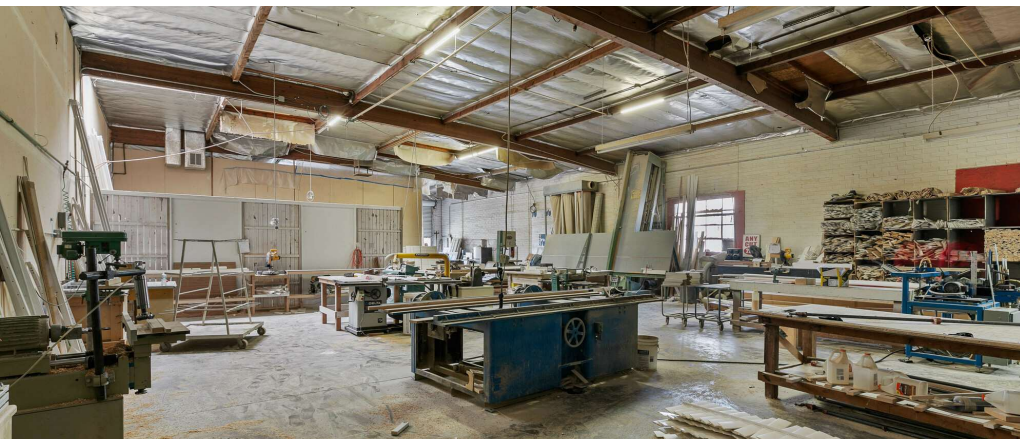
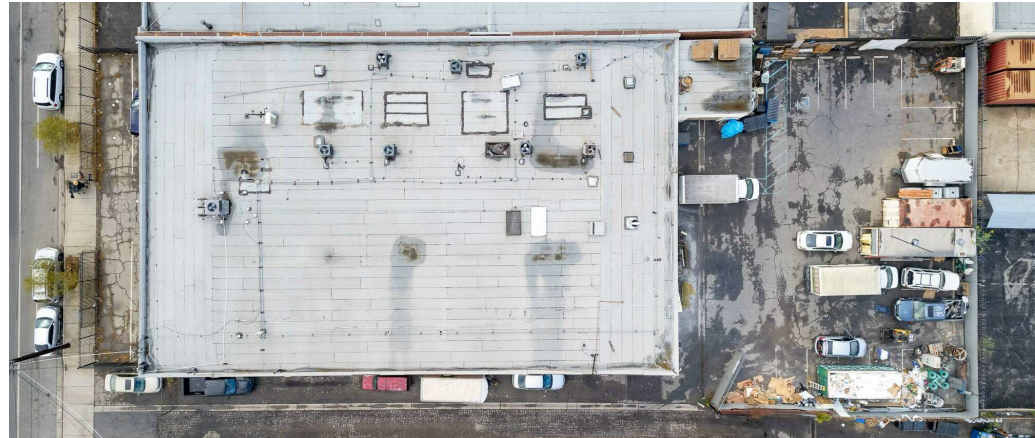
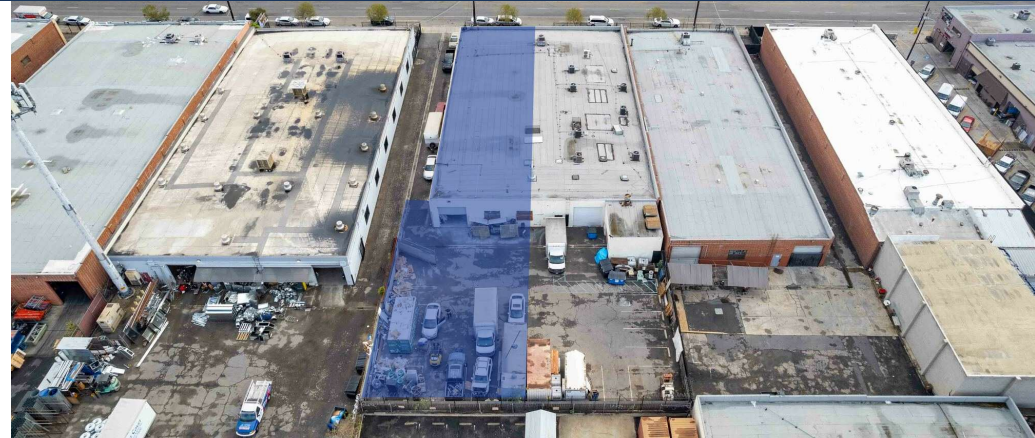
PIN #: 189B169 47

Lot: PT 13

Arb: 10









POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	1,573	5,793	30,299
<b>Average Age</b>	41	40	39
<b>Average Age (Male)</b>	40	40	38
<b>Average Age (Female)</b>	41	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	380	1,472	8,521
<b># of Persons per HH</b>	4.1	3.9	3.6
<b>Average HH Income</b>	\$99,009	\$92,039	\$91,310
<b>Average House Value</b>	\$812,565	\$794,717	\$796,858

Demographics data derived from AlphaMap

