

7218 HINDS AVENUE

North Hollywood, CA 91605



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

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PROPERTY CHARACTERISTICS

- 24 Hour Access
- Fenced Lot
- Yard
- Building Signage
- M2 Zoning

OFFERING SUMMARY

Lease Price:	\$7,225
Price per square foot:	\$1.70
Lot Size:	6,353 SF
Building Size:	4,250 SF
Zoning:	M2-1
Year Built:	1958
APN:	2317-019-016

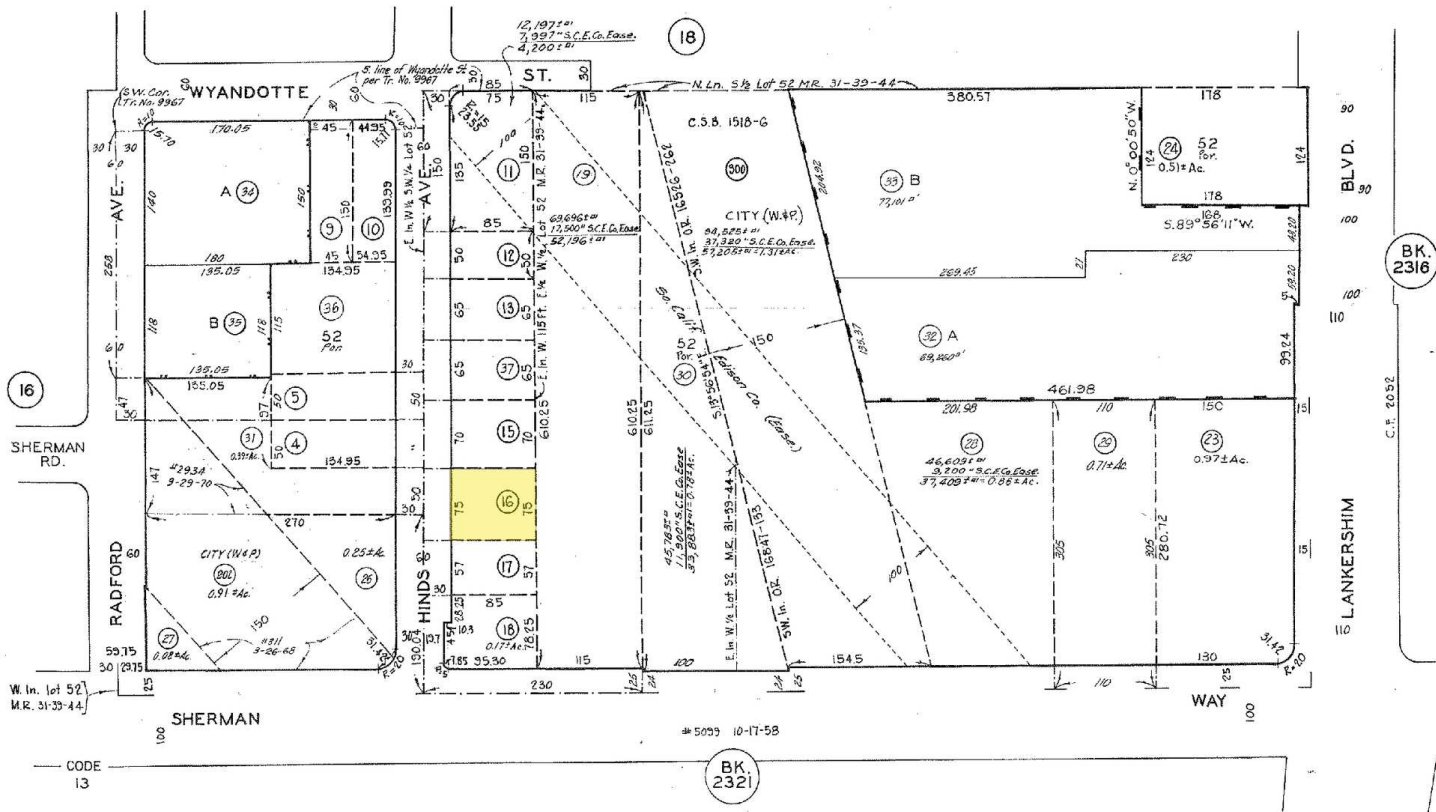


PROPERTY DESCRIPTION

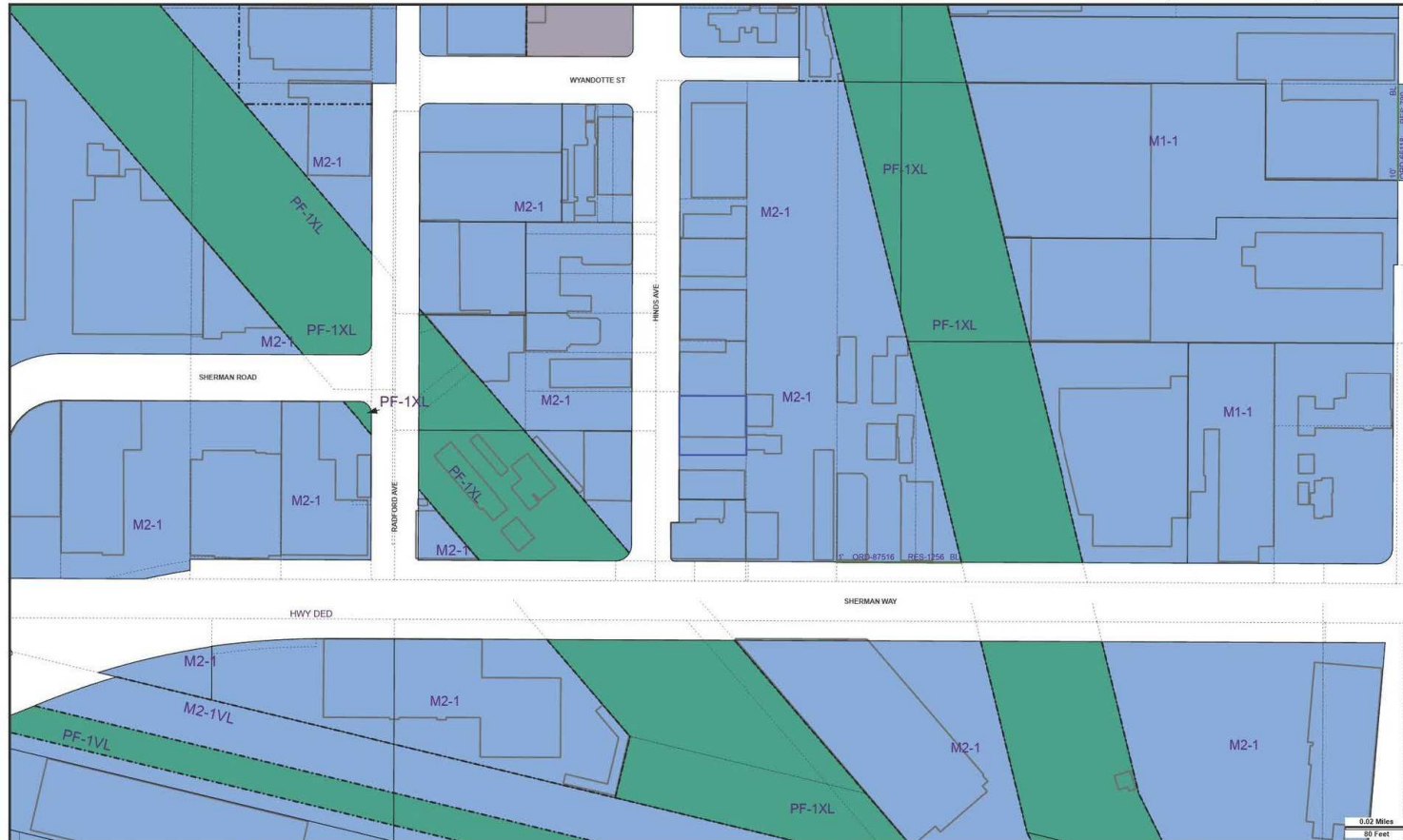
MIG Commercial Real Estate Services is excited to present its newest industrial opportunity in North Hollywood. Located at 7218 Hinds Ave, this M2-zoned property offers great flexibility for a variety of industrial uses. The property includes two separate adjoining connected units which are each approximately 2,250 square feet. Ownership prefers one tenant to lease both together.

The premise features an ideal warehouse-to-office ratio, with most of the space dedicated to warehouse use. The property also includes two separate ground-level loading doors for easy access. Conveniently located near Costco Business Center, Home Depot, Builders First Choice, and Burbank Airport, this location offers excellent access to major business hubs and transportation routes. With ample parking, easy loading access, and plenty of functional space, this property is ideal for businesses needing space for manufacturing, distribution, storage, or light industrial use.

Contact us today to learn more or schedule a tour.



City of Los Angeles
Department of City Planning



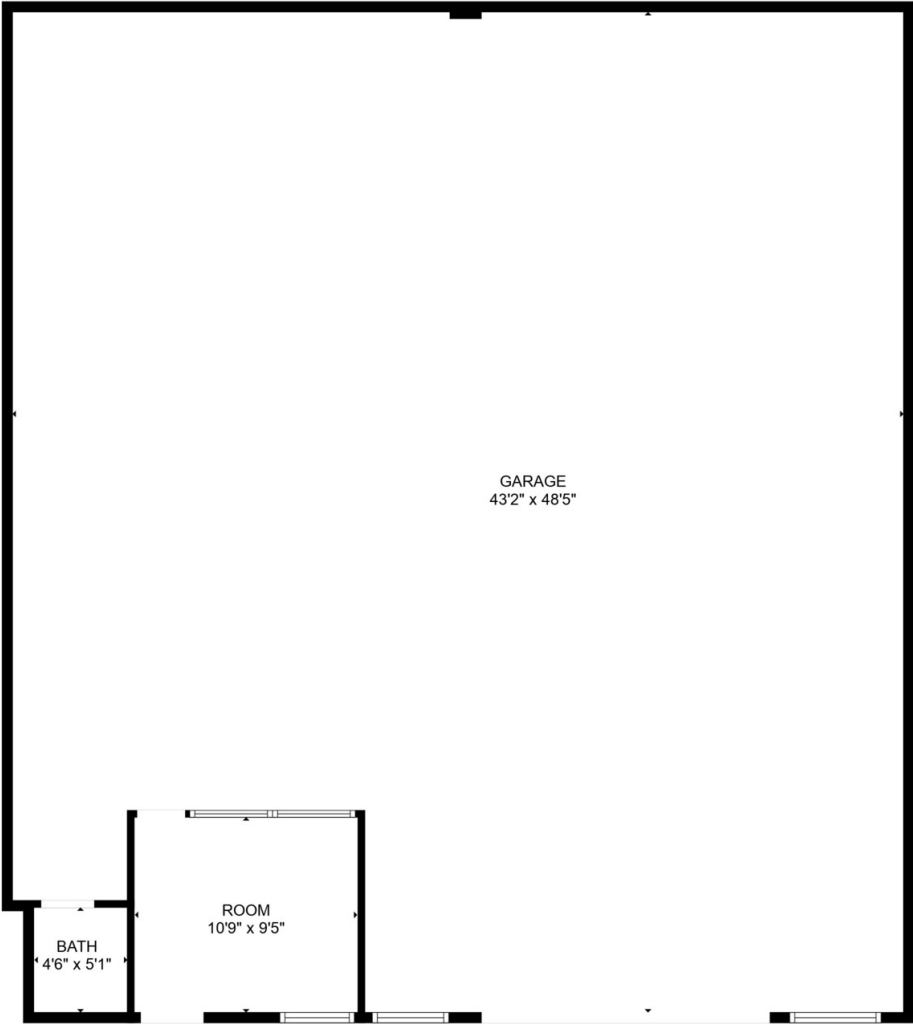
Address: 7218 N HIND AVE

Zoning: M2-1

APN: 2317019016

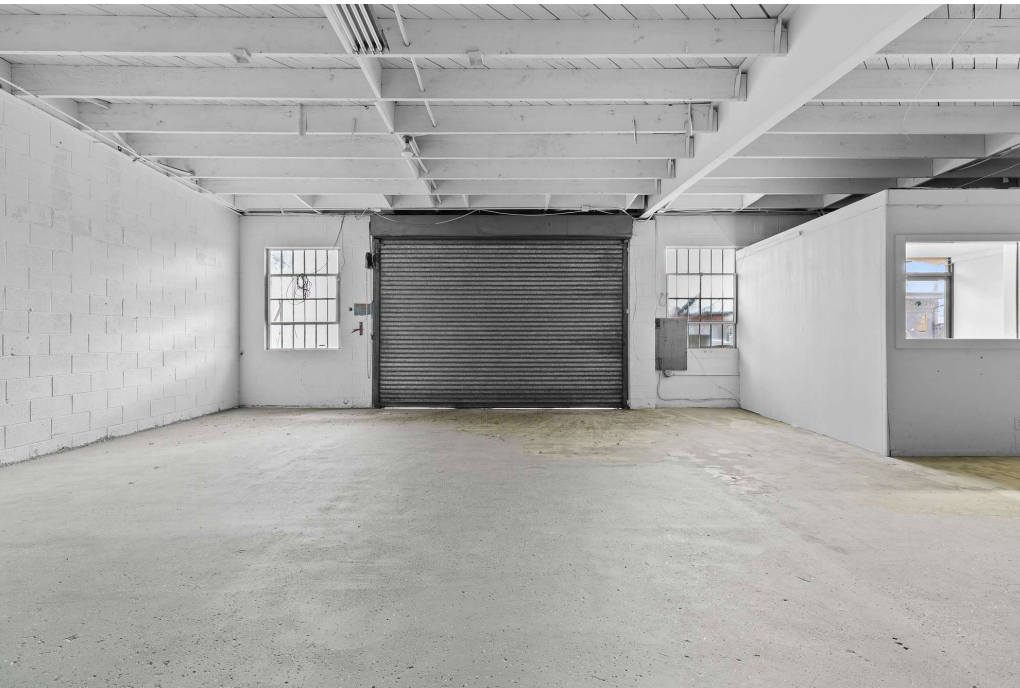
General Plan: Light Manufacturing





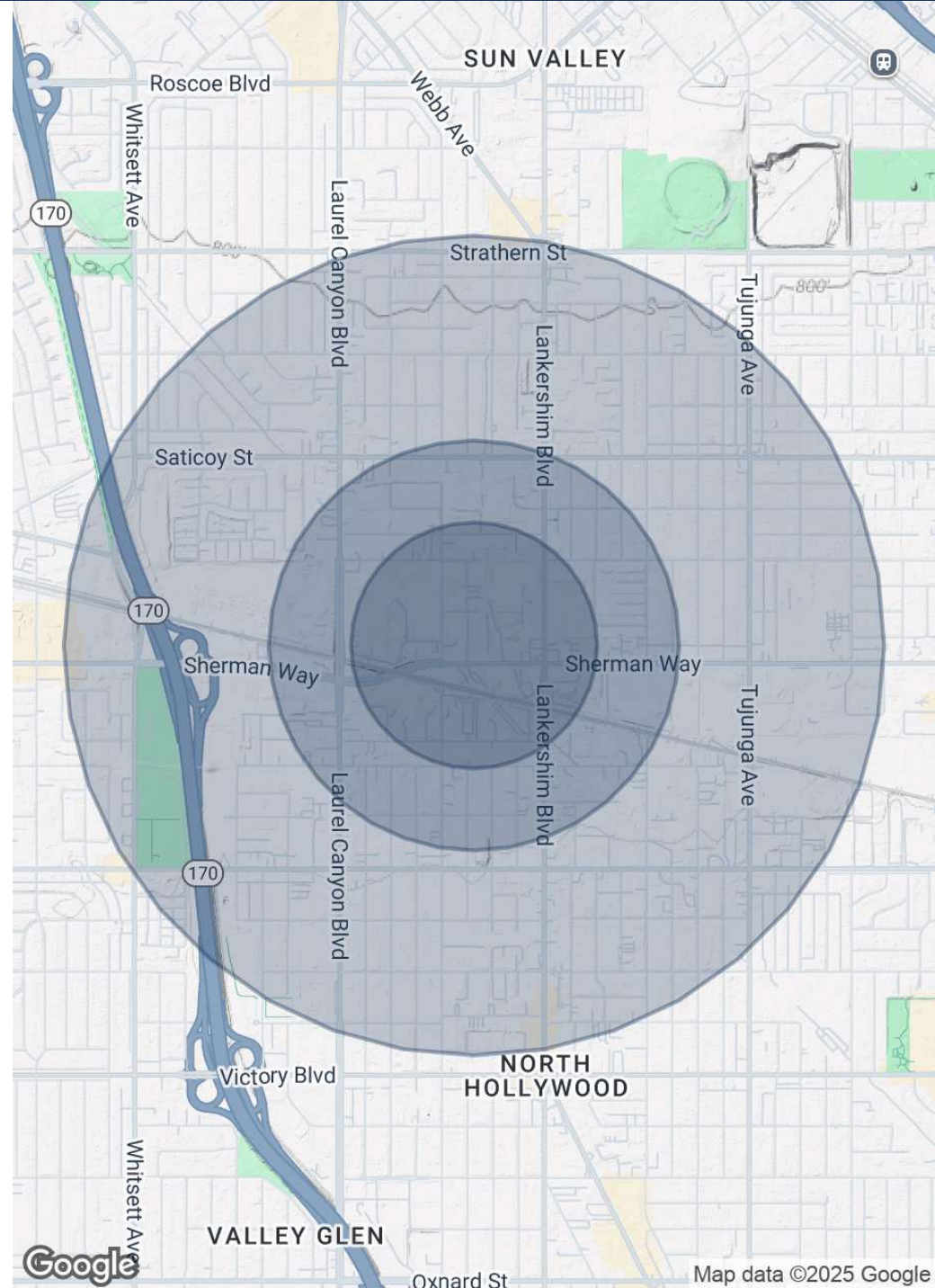
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,024	9,602	39,960
Average Age	35	36	38
Average Age (Male)	35	36	37
Average Age (Female)	34	36	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	329	3,007	12,579
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$76,386	\$80,718	\$80,404
Average House Value	\$869,487	\$916,472	\$854,547

Demographics data derived from AlphaMap



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MIG Commercial Real Estate Services, Inc makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MIG Commercial Real Estate Services, Inc does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.