FOR SALE | INDUSTRIAL PORTFOLIO

8058–8072 LANKERSHIM BOULEVARD

NORTH HOLLYWOOD, CALIFORNIA

THREE ADJOINING INDUSTRIAL PARCELS

MIG | COMMERCIAL REAL ESTATE SERVICES, INC



THE OFFERING

PROPERTY OVERVIEW / EXECUTIVE DASHBOARD

Three adjoining industrial parcels with independent building functionality, multiple loading configurations and a secured paved site.

$3,600,000
ASKING PRICE

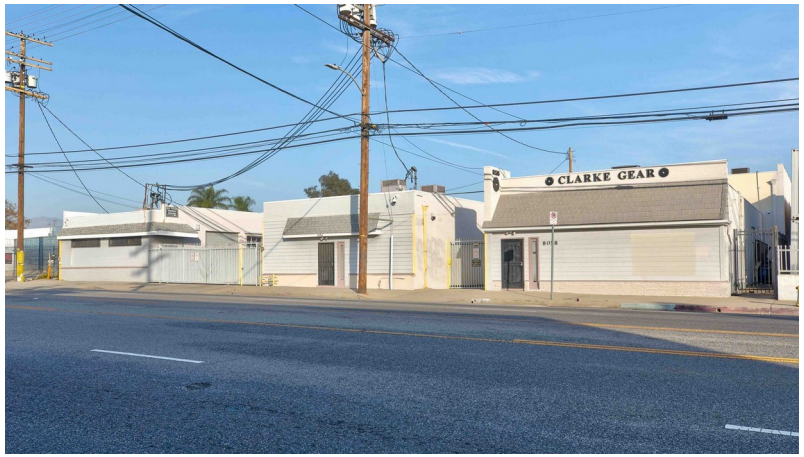
±10,249 SF
BUILDINGS • SUMMED

±24,714 SF
LAND • SUMMED

3
ADJOINING PARCELS

OWNER-USER / INDUSTRIAL INVESTMENT

Three distinct industrial buildings fronting Lankershim Boulevard, with grade-level loading, substantial electrical capacity and a separately gated residential component.



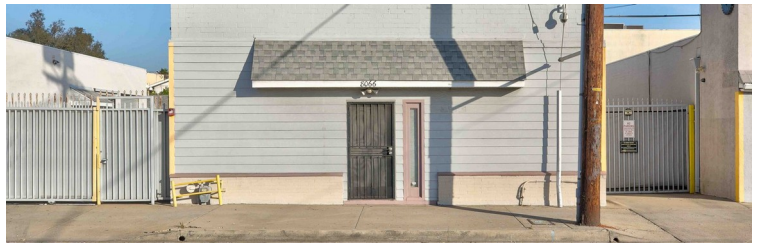
Aggregate figures vary slightly in the original OM. Individual building and parcel figures are summed here; buyer to verify.

THREE-BUILDING COMPARISON

SIDE-BY-SIDE / BUILDING SPECIFICATIONS

8058 LANKERSHIM BLVD		8066 LANKERSHIM BLVD		8072 LANKERSHIM BLVD	
BUILDING	3,880 SF	BUILDING	3,220 SF	BUILDING	3,149 SF
LAND	8,239 SF	LAND	8,236 SF	LAND	8,239 SF
YEAR BUILT	1948	YEAR BUILT	1950	YEAR BUILT	1954
ELECTRICAL	±400A / 3-phase	ELECTRICAL	±400A / 3-phase	ELECTRICAL	800A panel
LOADING	2 grade-level	LOADING	Dock-high + grade	LOADING	2 grade-level







PROPERTY HIGHLIGHTS

OPERATIONAL FEATURES / QUICK REFERENCE

INDUSTRIAL ZONING

M1-1-CUGU zoning

ELECTRICAL CAPACITY

±1,600 amps

SECURED PREMISES

Gated and fenced site

NEW CONCRETE

Concrete-paved improvements

FLEXIBLE LOADING

Grade-level and dock-high access

FIRE ALARM SYSTEM

On-site fire alarm system

HVAC-SERVED PREMISES

HVAC throughout 8072 building

RESIDENTIAL COMPONENT

±750 SF dwelling; verify status

8058 LANKERSHIM

BUILDING PROFILE / SPECIFICATIONS + FLOOR PLAN

BUILDING SPECIFICATIONS

Building SF	3,880
Land SF	8,239
APN	2311-005-012
Year Built	1948
Power	±400A / 3-phase
Clear Height	±10 ft
Loading	Two grade-level doors
Parking	5 covered spaces

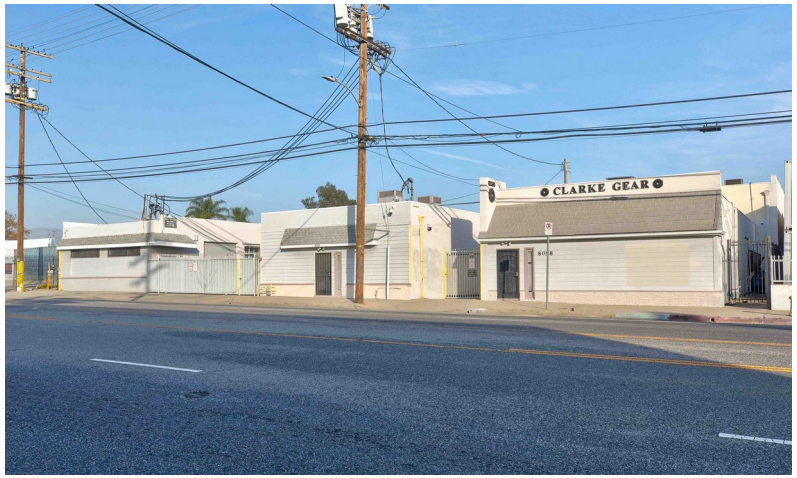


FLOOR PLAN • NOT TO SCALE

8058 LANKERSHIM | PHOTOGRAPHY

BUILDING INTERIOR / EXTERIOR





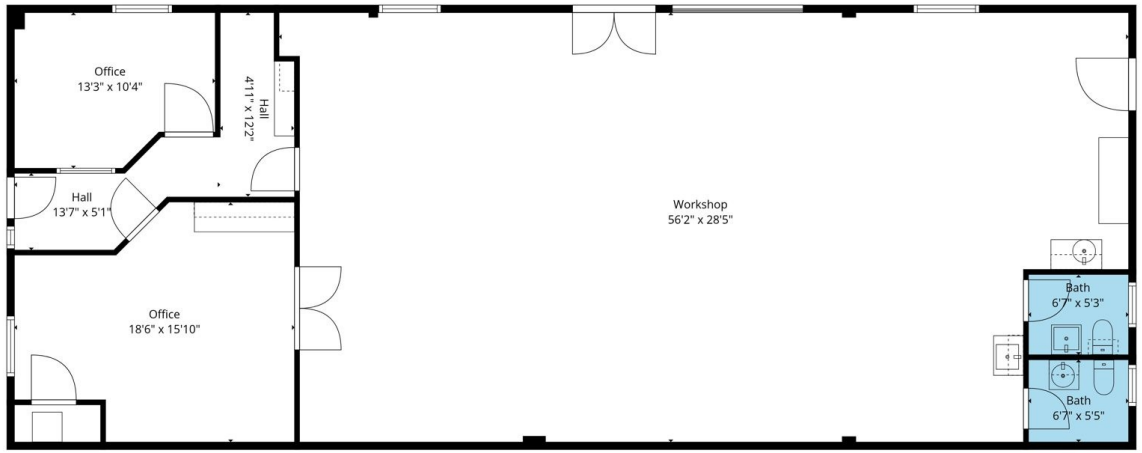


8066 LANKERSHIM

BUILDING PROFILE / SPECIFICATIONS + FLOOR PLAN

BUILDING SPECIFICATIONS

Building SF	3,220
Land SF	8,236
APN	2311-005-011
Year Built	1950
Power	±400A / 3-phase
Roof	Bow-truss
Loading	Dock-high + grade
Restrooms	2



FLOOR PLAN • NOT TO SCALE

8066 LANKERSHIM | PHOTOGRAPHY

BUILDING INTERIOR / EXTERIOR





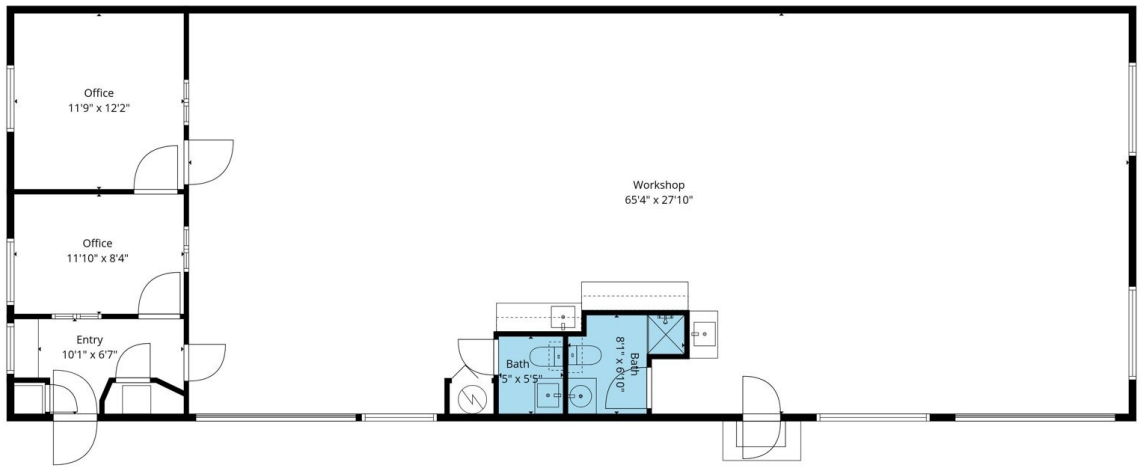


8072 LANKERSHIM

BUILDING PROFILE / SPECIFICATIONS + FLOOR PLAN

BUILDING SPECIFICATIONS

Building SF	3,149
Land SF	8,239
APN	2311-005-010
Year Built	1954
Power	800A panel
HVAC	Throughout,
Loading	Two 10 × 10 ft doors
Restrooms	2



FLOOR PLAN • NOT TO SCALE

8072 LANKERSHIM | PHOTOGRAPHY

BUILDING INTERIOR / EXTERIOR

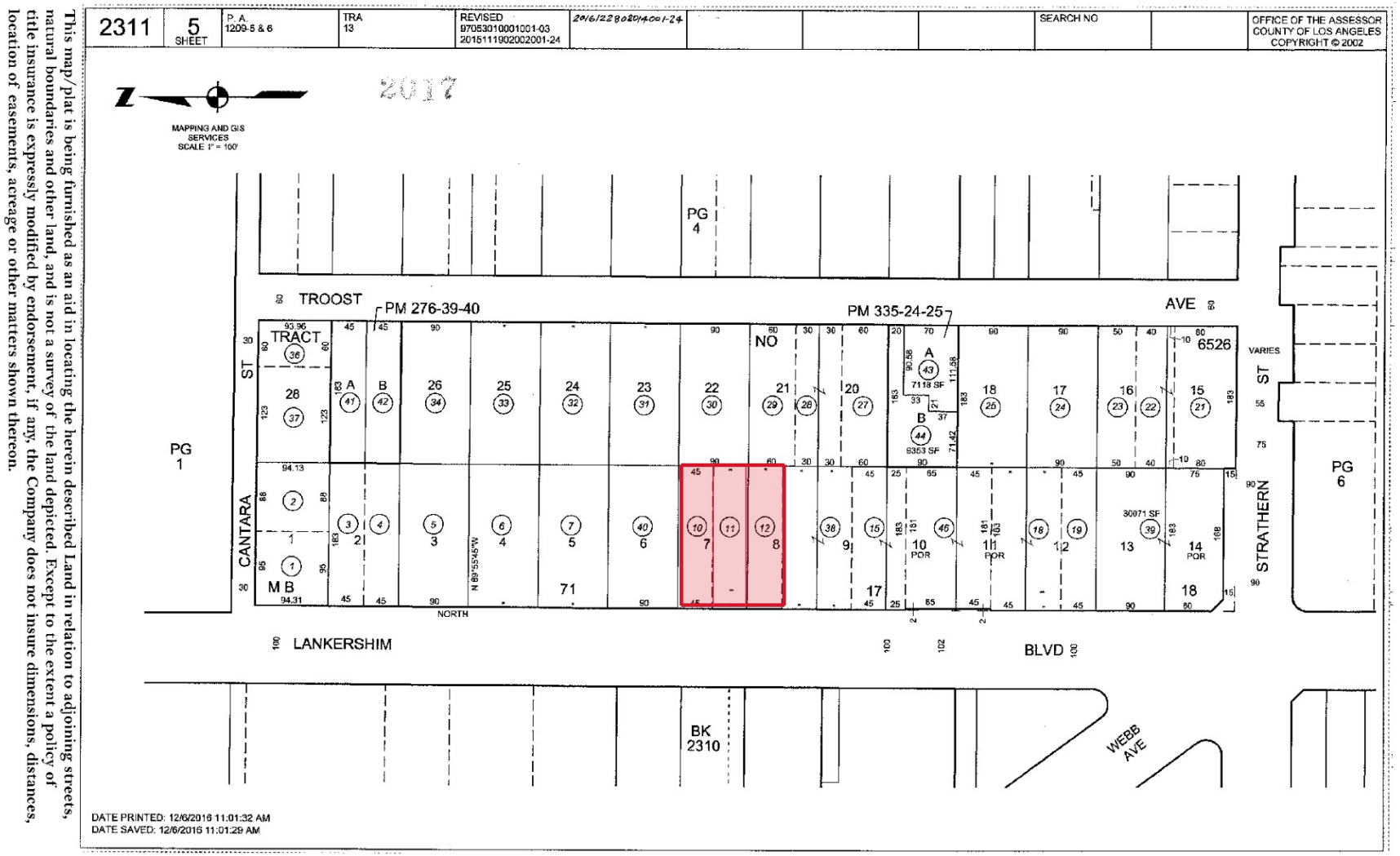






PARCEL CONFIGURATION

SITE / PARCEL EXHIBITS • SOURCE MATERIAL



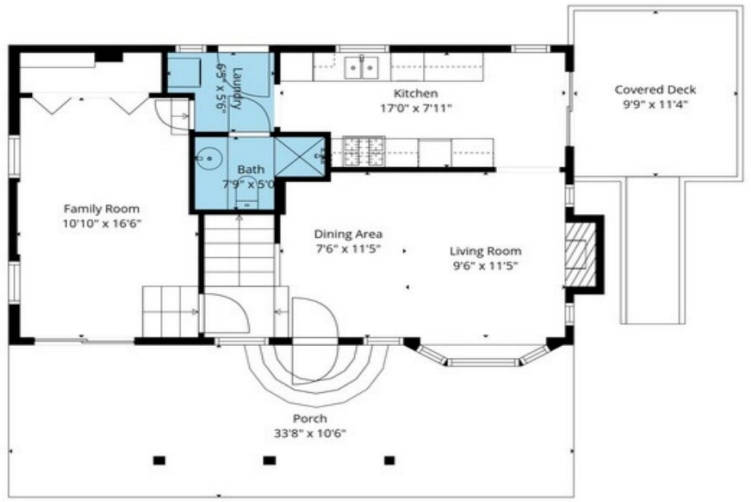
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

FLOOR PLANS / RESIDENTIAL COMPONENT

SITE / PARCEL EXHIBITS • SOURCE MATERIAL

OFFER MEMORANDUM

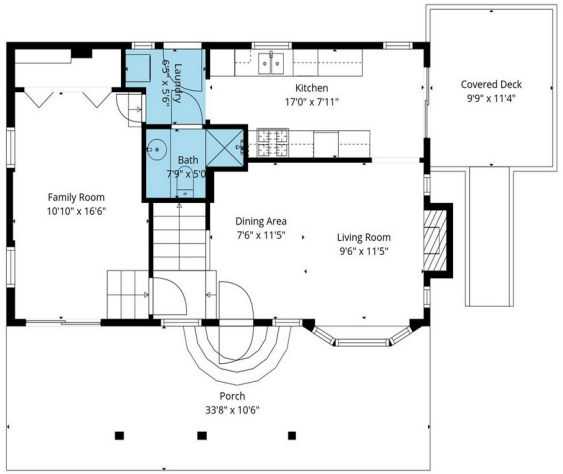
RESIDENTIAL HOME



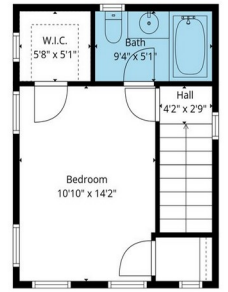
1st Floor



2nd Floor



1st Floor



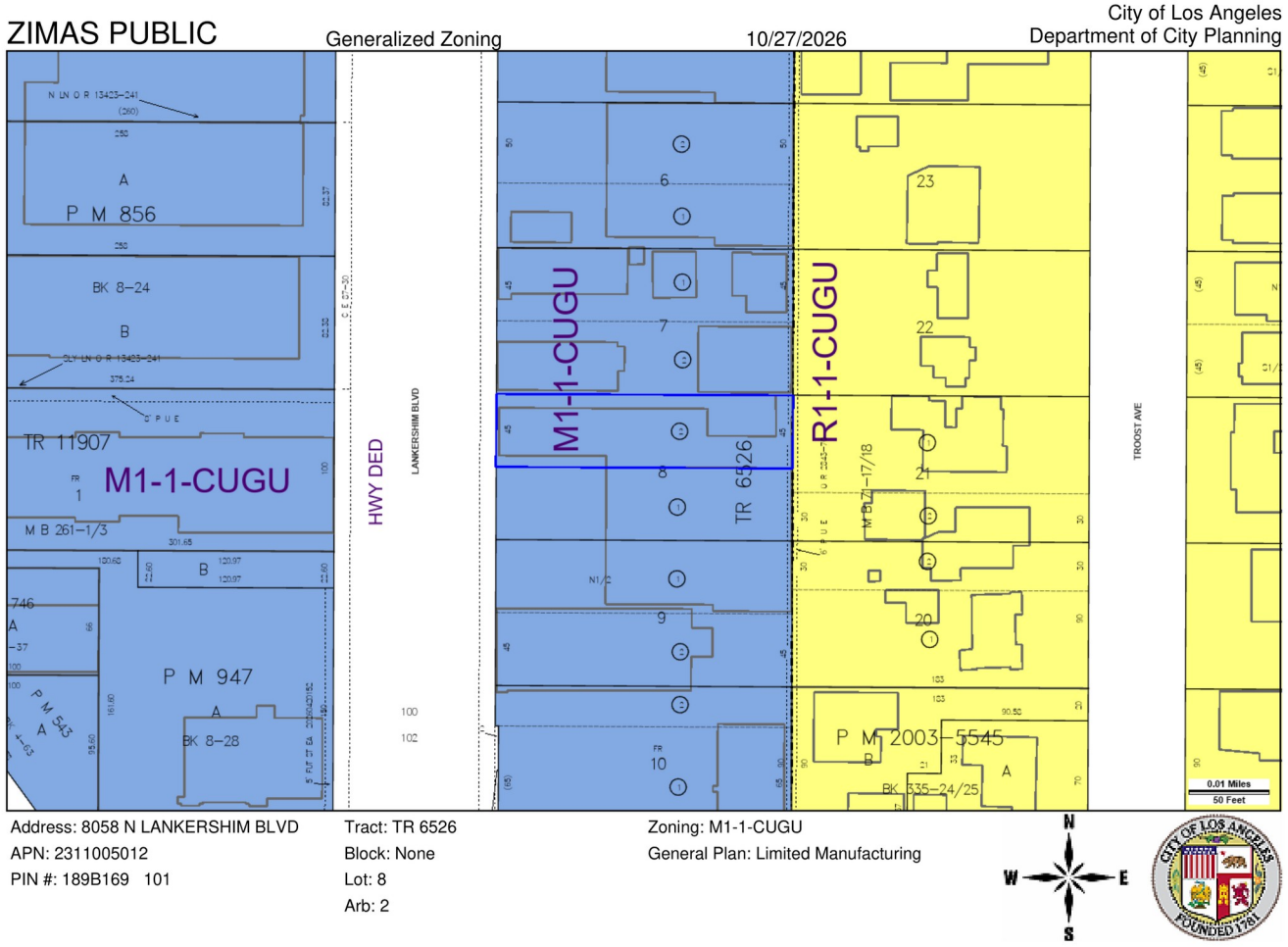
2nd Floor

Floor Plan Created By Thelistingaid.com | Measurements Deemed Reliable But Not Guaranteed.

Separately gated ±750 SF dwelling . Legal status, use and area require verification.

ZONING / SITE EXHIBIT

SITE / PARCEL EXHIBITS • SOURCE MATERIAL



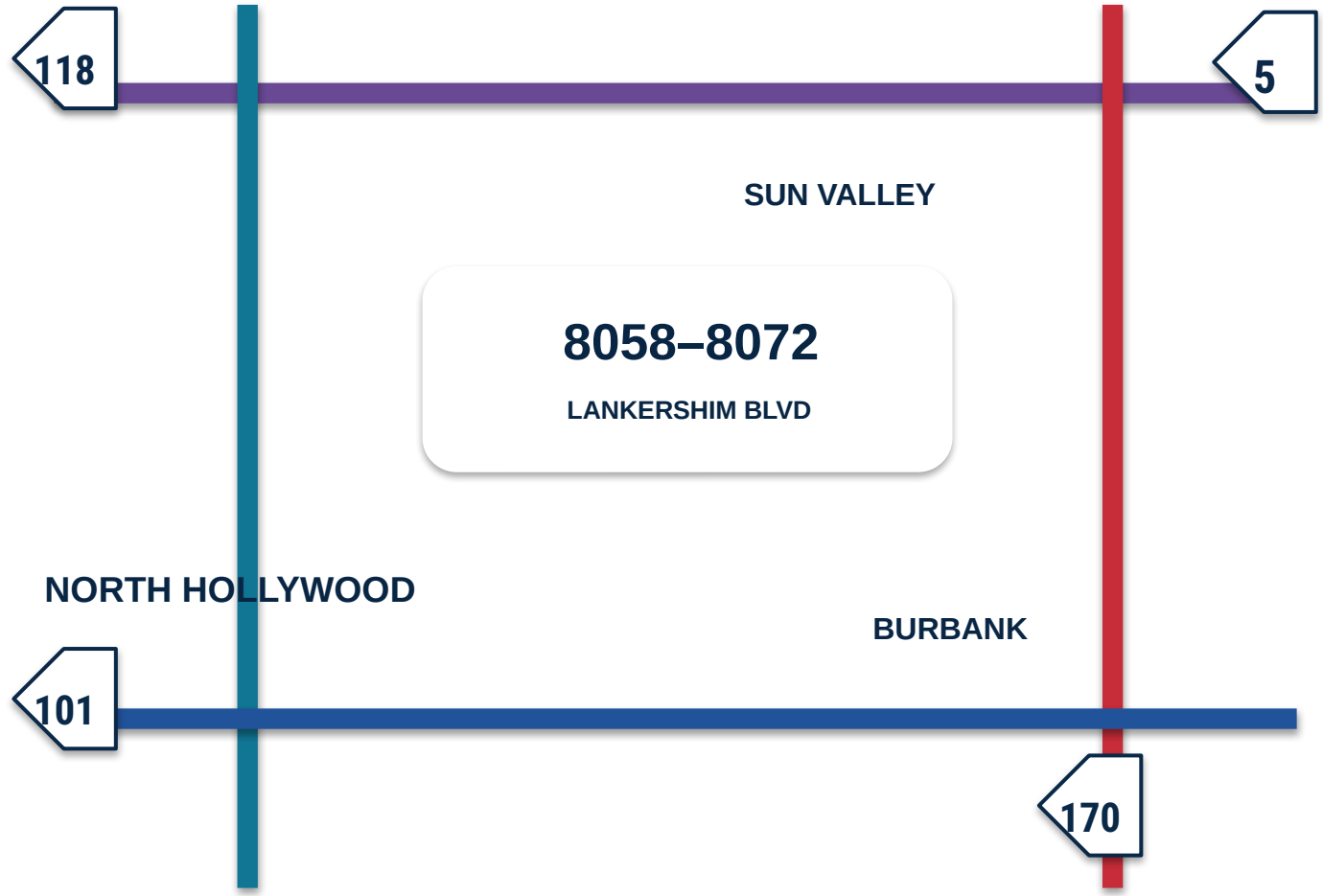
Address: 8058 N LANKERSHIM BLVD
APN: 2311005012
PIN #: 189B169 101

Tract: TR 6526
Block: None
Lot: 8
Arb: 2

Zoning: M1-1-CUGU
General Plan: Limited Manufacturing

LOCATION & HIGHWAY ACCESS

REGIONAL CONNECTIVITY / SCHEMATIC — NOT TO SCALE



Freeway connections shown conceptually; positions, interchanges and distances are not surveyed or measured.

REGIONAL ACCESS

- **170** — Hollywood Freeway corridor
- **5** — Golden State Freeway corridor
- **118** — East–west Valley connection
- **101** — Southern Valley connection

Confirm routing and travel times independently.

SURROUNDING INDUSTRIAL ECOSYSTEM

NEARBY BUSINESS TYPES / CORRIDOR OVERVIEW

LANKERSHIM BOULEVARD

A service-oriented industrial corridor serving North Hollywood and the wider San Fernando Valley.

PROPERTY POSITION

8058–8072 Lankershim Boulevard

Three adjoining industrial parcels

M1-1-CUGU zoning per source OM — verify uses

AUTOMOTIVE

Repair and service operators

FABRICATION

Metalworking and machine shops

CONTRACTORS

Building trades and suppliers

WAREHOUSING

Storage and local distribution

EQUIPMENT

Rental and fleet support

PRODUCTION

Creative and light manufacturing

Illustrative business categories, not a verified inventory of individual nearby businesses.

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8058–8072 LANKERSHIM BLVD

FOR ADDITIONAL INFORMATION

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