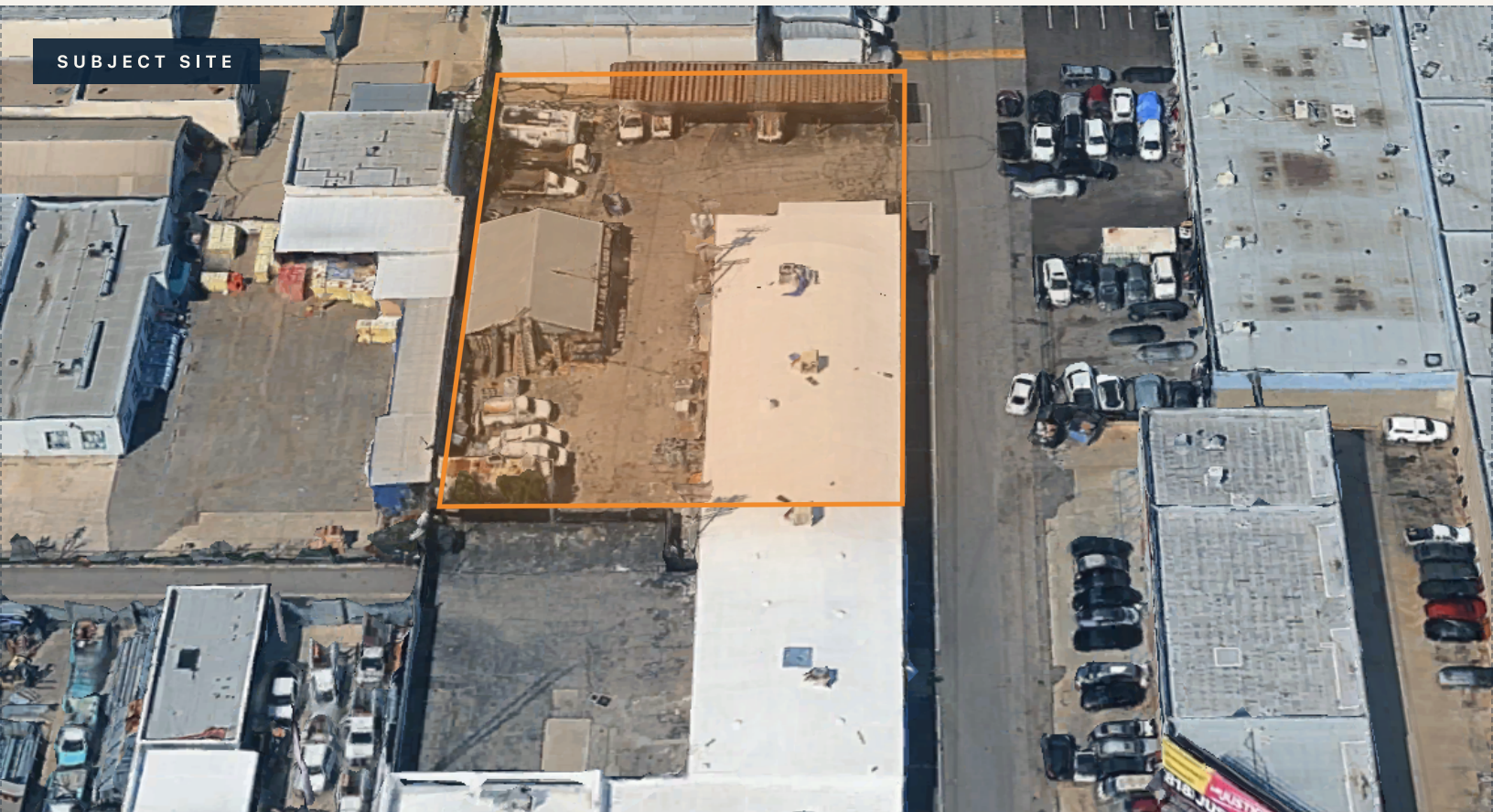


SUBJECT SITE



13161 SHERMAN WAY, UNIT B

NORTH HOLLYWOOD, CA 91605

±6,250 SF



±6,250

TOTAL SF



1

GRADE-LEVEL DOOR



YES

SECURED YARD



170-101-5

FREEWAY ACCESS

PROPERTY HIGHLIGHTS

- ±6,250 SF freestanding industrial building
- Fully secured, fenced yard
- Prime Sherman Way frontage
- Oversize yard space
- Ground-level loading door
- Close proximity to the 170, 101 & 5 Freeways



OVERSIZE SECURED YARD

**Tenant to verify all uses prior to occupancy.*



GROUND-LEVEL LOADING

