

6859 | TUJUNGA AVE
NORTH HOLLYWOOD

INDUSTRIAL/FLEX PROPERTY FOR SALE



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INDUSTRIAL/FLEX PROPERTY FOR SALE

M2-1
ZONING

**PRODUCTION/POST-PRODUCTION,
MANUFACTURING, R&D CENTER**

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INDUSTRIAL/FLEX
PROPERTY FOR SALE

6,848 SQFT / 7,405 SQFT LOT
M2-1 ZONING / 6 PARKING SPACES

Presenting 6859 Tujunga Ave, North Hollywood, CA 91605! This is an updated two-story Industrial/Flex building configured to have both an expansive 3,972-SqFt first floor industrial space and impressive 2,748-SqFt second floor office.

The first floor is set up as an industrial space with white flooring and updating lighting. Double door access allows you into the warehouse where you'll find a 10' by 8' truck door, three restrooms plus, a handy janitorial supply closet. The extensive office area is flooded with the natural SoCal sunlight while providing views of the busy Tujunga Ave.

CALL FOR MORE INFO

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RECENT RENOVATIONS

**NEW INTERIOR &
EXTERIOR LED LIGHTING**

**NEW 10 TON
HVAC SYSTEM**

**REFRESHED
PARKING LOT**



1ST FLOOR - INDUSTRIAL SPACE

Industrial/Flex Space With Offices and Warehouse

Towards the backend of the property is the vast 12' warehouse with convenient access out to the parking lot. Outside offers the convenience of 6 onsite parking spaces with additional street parking and the property is secured by a steel fence/gate, giving you confidence in locking up the building for the night. Additionally, a great pylon sign faces the street to give an unobstructed display of your business.



2ND FLOOR - OFFICE SPACE

Modern Industrial Professional Office Space

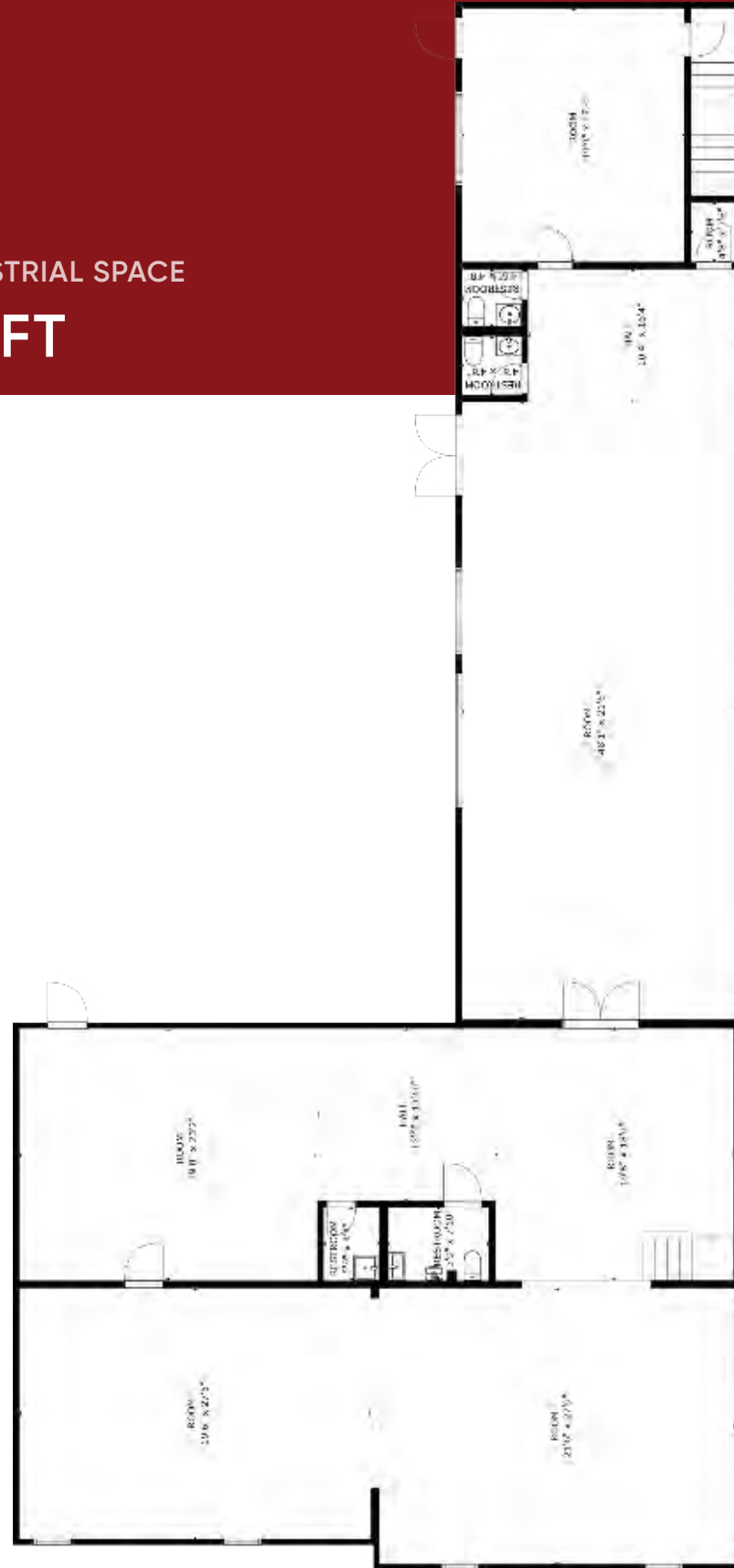
Encompassing a vast 2,748-SqFt, the second floor office has new, wood look flooring, fresh paint, LED lights and a new 10-ton HVAC system throughout the space, creating the ideal foundation for your business.





1ST FLOOR - INDUSTRIAL SPACE

3,972± SQFT



2ND FLOOR - PROFESSIONAL OFFICE

2,748± SQFT

