

INDUSTRIAL / RETAIL / CREATIVE OFFICE BUILDING FOR LEASE OR SALE

7359 Fulton Avenue, North Hollywood, CA 91605



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
Corporate ID #01191898

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Interested buyers should be aware that the owner (the "Seller") of the property known as 7359 Fulton Avenue, North Hollywood, CA 91605 ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. Prior to and/or after contracting to purchase as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of Buyer's choosing.

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The Seller reserves the right to withdraw the property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by or on behalf of the Seller and executed by both parties; and (iii) approved by Seller, and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker unless agreed to in a separate commission agreement between all parties.

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7359 FULTON AVENUE

EXECUTIVE SUMMARY

Executive Summary

Lee & Associates, as exclusive advisors to the Seller, are pleased to present a highly improved Industrial/Flex building which can be used for a wide variety of purposes. The highest and best uses proposed are for Cannabis, Retail, Creative Office, Post-Production and Sound Studios. The entire property has been extensively renovated and is a truly one of a kind building in the heart of North Hollywood. The property is centrally located to numerous freeways, and within 1 mile of the 170 Freeway via Sherman Way. 7359 Fulton Avenue offers a very unique opportunity for an Owner/User to lease or acquire a high-quality building in one of San Fernando Valleys best locations.



Offering Highlights

- Extensively renovated with high end finishes
- In Cannabis “Blue Zone”
- Completely freestanding and gated
- Very private “Compound” feel
- Central San Fernando Valley Location
- Great Retail Location: 40,000+ CPD on Sherman Way

Property Description

The offering is single-story building totaling 9,982 square feet on an approximate 22,505 SF lot. The building offers an investor or owner/user the opportunity to lease or purchase a building in a very desirable part of the San Fernando Valley; which also offers privacy and a secured space. The property’s location in a state enterprise zone provides employment and economic incentives for Users/Buyers including, but not limited to, tax credits, lower parking ratios for office, business, retail, trade schools, and R&D facilities allowing for a multitude of uses including medical office and other traditionally high parking requirement uses.

7359 FULTON AVENUE

PROPERTY DESCRIPTION

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Property Overview

Sale Price: Negotiable
Lease Rate: Negotiable
Address: 7359 Fulton Avenue
North Hollywood, CA 91605
APN: 2328-029-027
Product Type: Single Story Industrial/Retail/
Creative Office Building
Building SF: 7,684 SF (2,298 SF Additional
Unpermitted Space)

Power: 550A 3PH 120-240V
Permits Approved for 800A 3PH 480V
MIN CEILING HT: 10 Feet
Parcel Size: 22,505 SF
Zoning: LA-M2
Z1-2374 Los Angeles State Enterprise Zone
Year Built: 1955
Freeway Access: Access to 170 Fwy via Sherman Way less
than 1 mile



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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

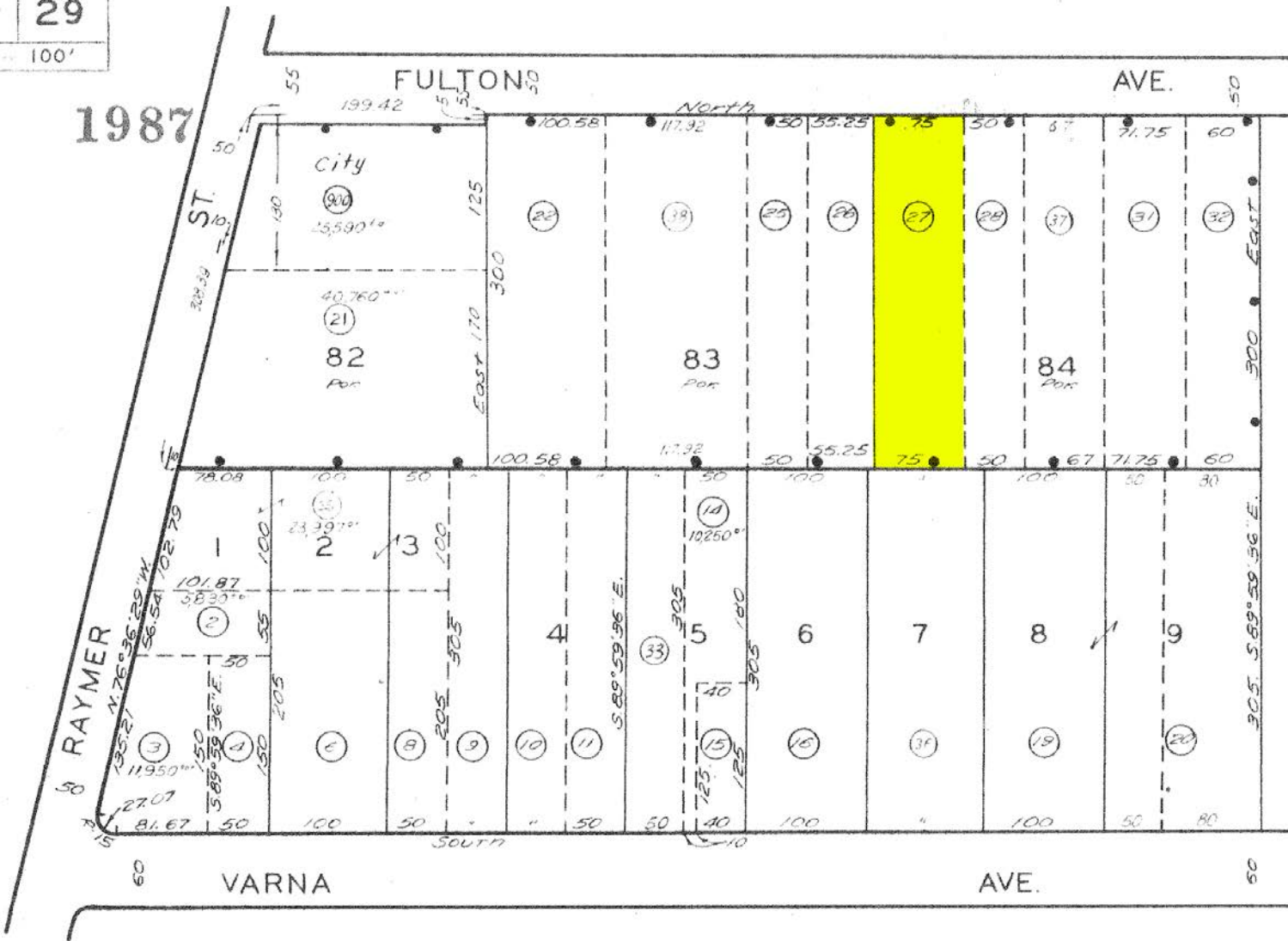


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7359 FULTON AVENUE

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2328 | 29
SCALE 1" = 100'



TRACT NO. 13447

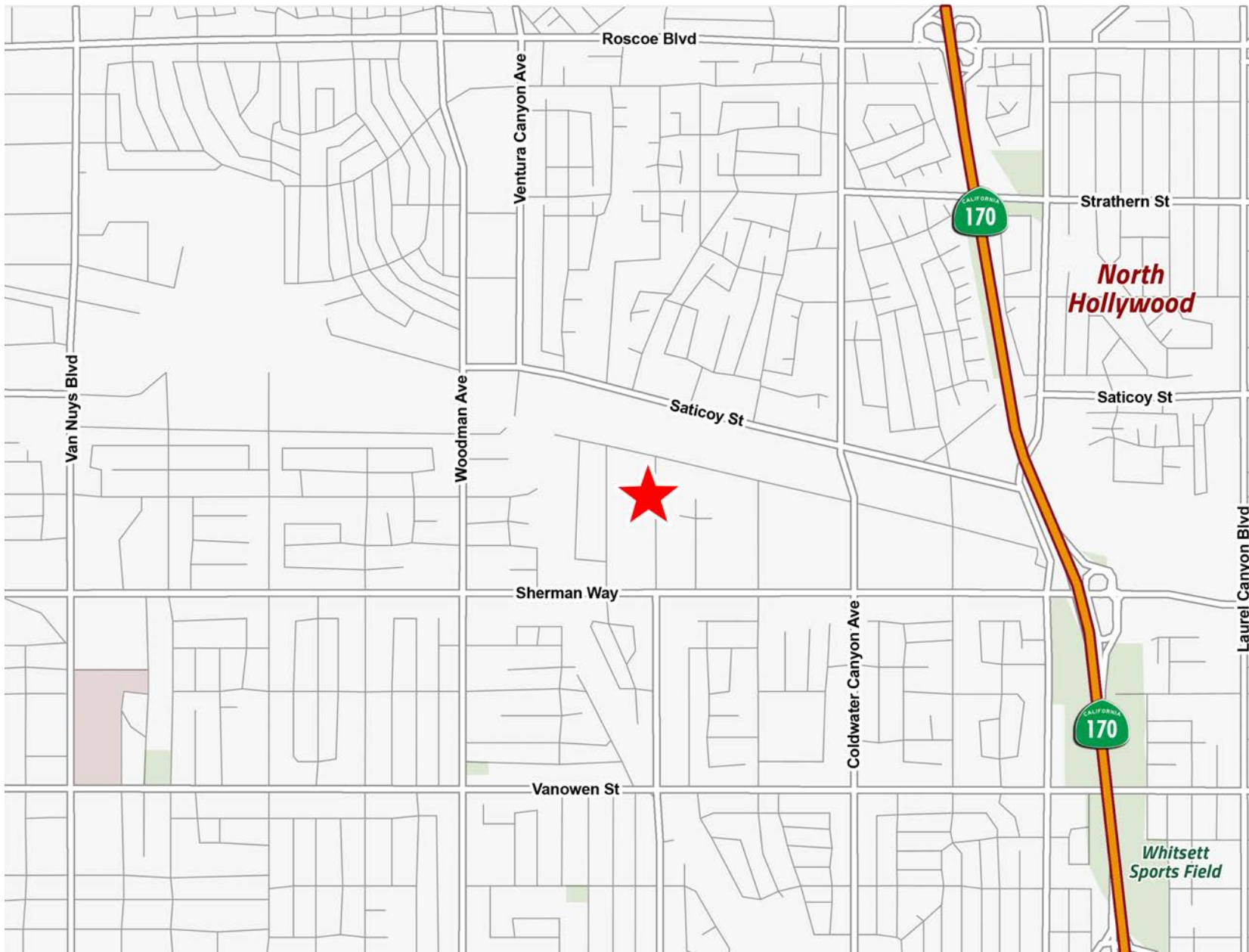
TRACT NO. 1081

M.B. 318-12-13

M.B. 17-130-131

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PROPERTY DESCRIPTION **Locator Map**



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LOCATION OVERVIEW

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For additional information and to schedule a tour of the property, please contact:



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