

Up to 29,600 SF  
Industrial Buildings Available  
For Sublease

**DELPHI** **CBRE**  
BUSINESS PROPERTIES, INC.

7255  
RADFORD AVE  
±9,600 SF






7301  
RADFORD AVE  
±10,000 SF

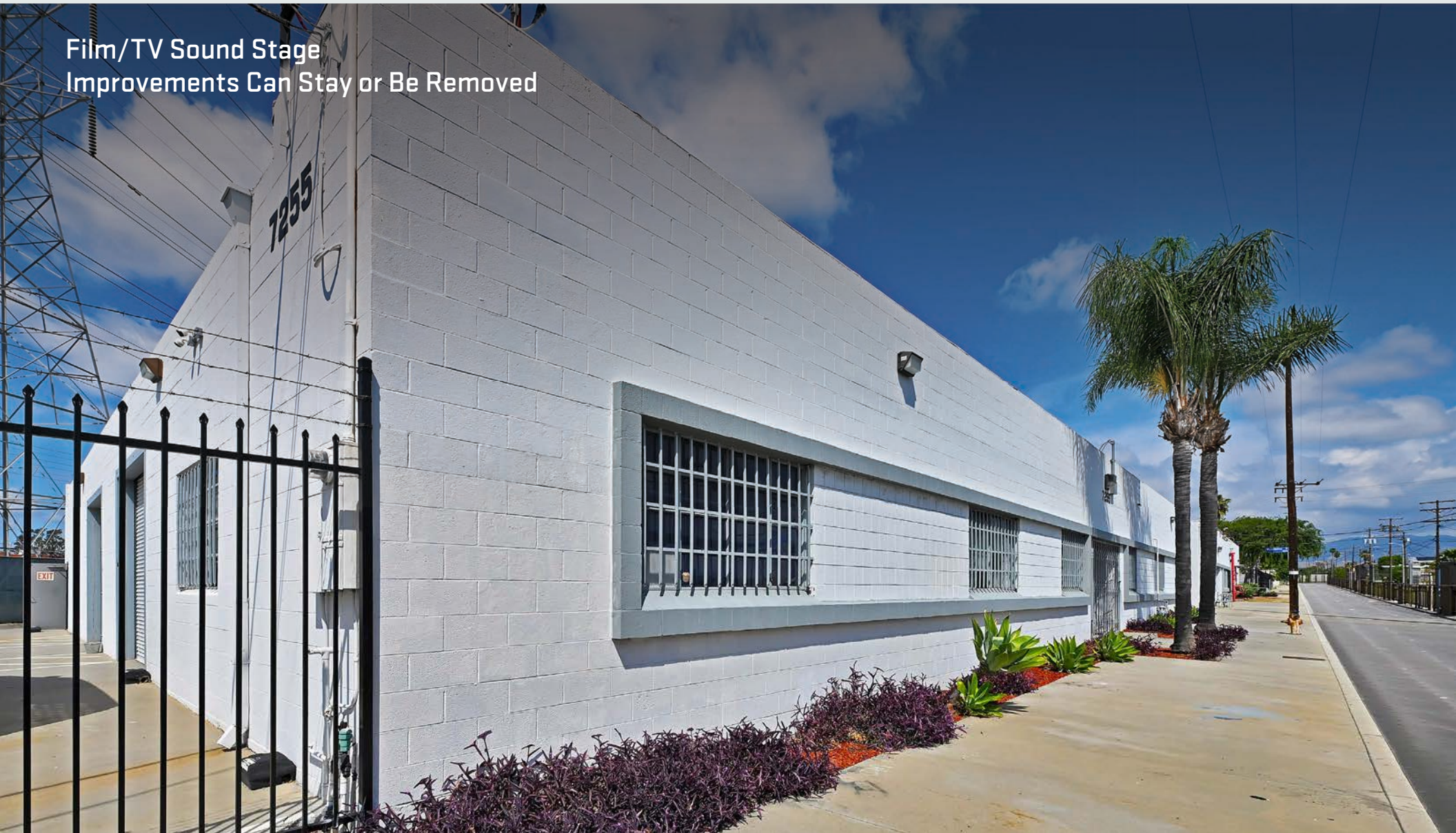
7311  
RADFORD AVE  
±10,000 SF

RADFORD AVE

7255, 7301 & 7311  
Radford Ave.

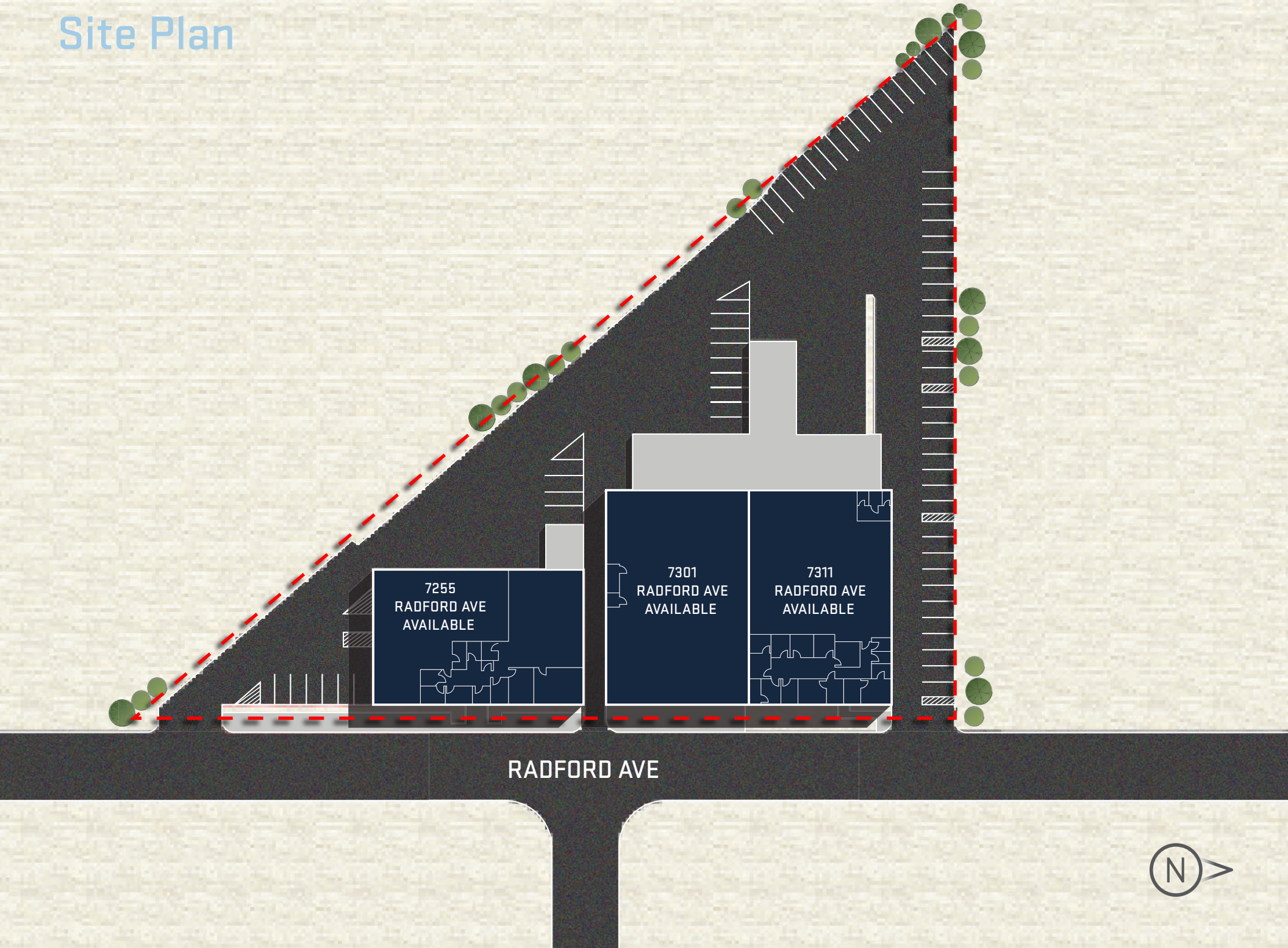
North Hollywood, CA

-  Potential for long term direct lease(s)
-  Gated industrial complex
-  Positioned in a well-established strategic North Hollywood industrial location
-  Buildings can be combined up to 29,600 SF
-  Direct street frontage



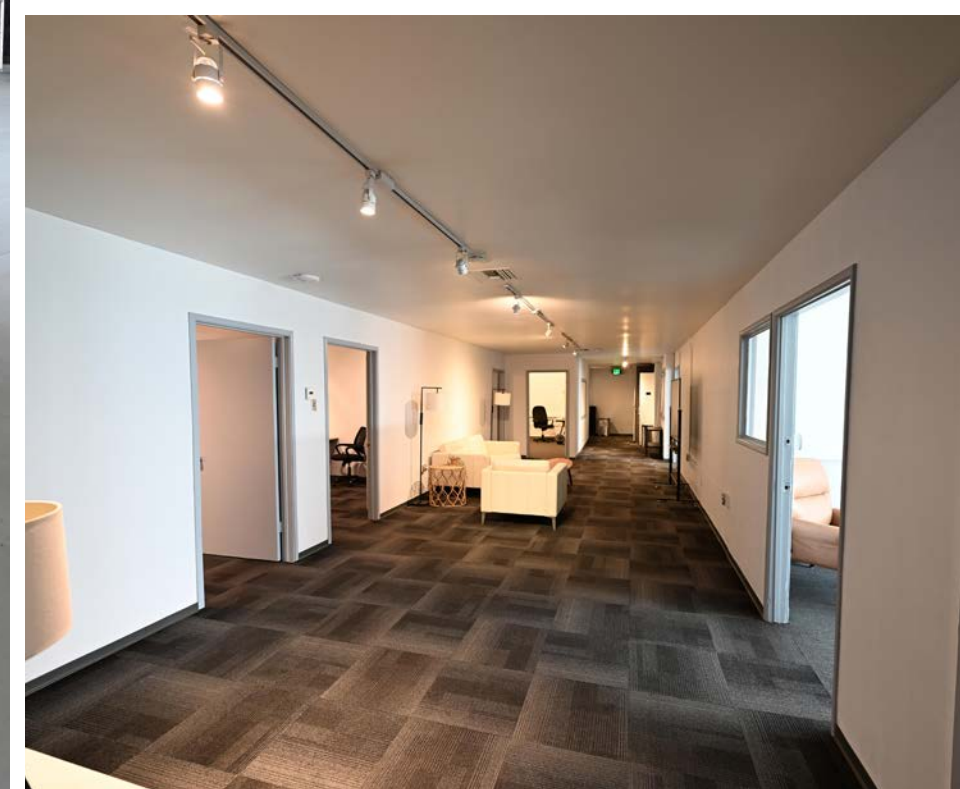
Film/TV Sound Stage  
Improvements Can Stay or Be Removed

# Site Plan



# The Details

	7255 RADFORD AVENUE	7301 RADFORD AVENUE	7311 RADFORD AVENUE
<b>Available SF</b>	±9,600 SF	±10,000 SF	±10,000 SF
<b>Asking Rate</b>	\$1.45/SF/month NNN	\$1.45/SF/month NNN	\$1.45/SF/month NNN
<b>NNN Charges</b>	\$0.20/SF/month	\$0.20/SF/month	\$0.06/SF/month
<b>Sublease Term</b>	Through 4/30/2028	Through 4/30/2028	Through 4/30/2028
<b>Office</b>	1,800 SF	0 SF	3,000 SF
<b>Clear Height</b>	14'	13.5' – 23'	13.5' – 26'
<b>Grade Level Doors</b>	3	3	2
<b>Dock High Doors</b>	-	-	4
<b>Power</b>	400 Amps, 120/240 Volt 3 Phase 3 Wire	400 Amps, 120/240 Volt 3 Phase, 3 Wire	800 Amps, 120/240 Volt 4 Wire
<b>Parking</b>	20 Spaces	12 Spaces	45 Spaces
<b>Restrooms</b>	3	2	5



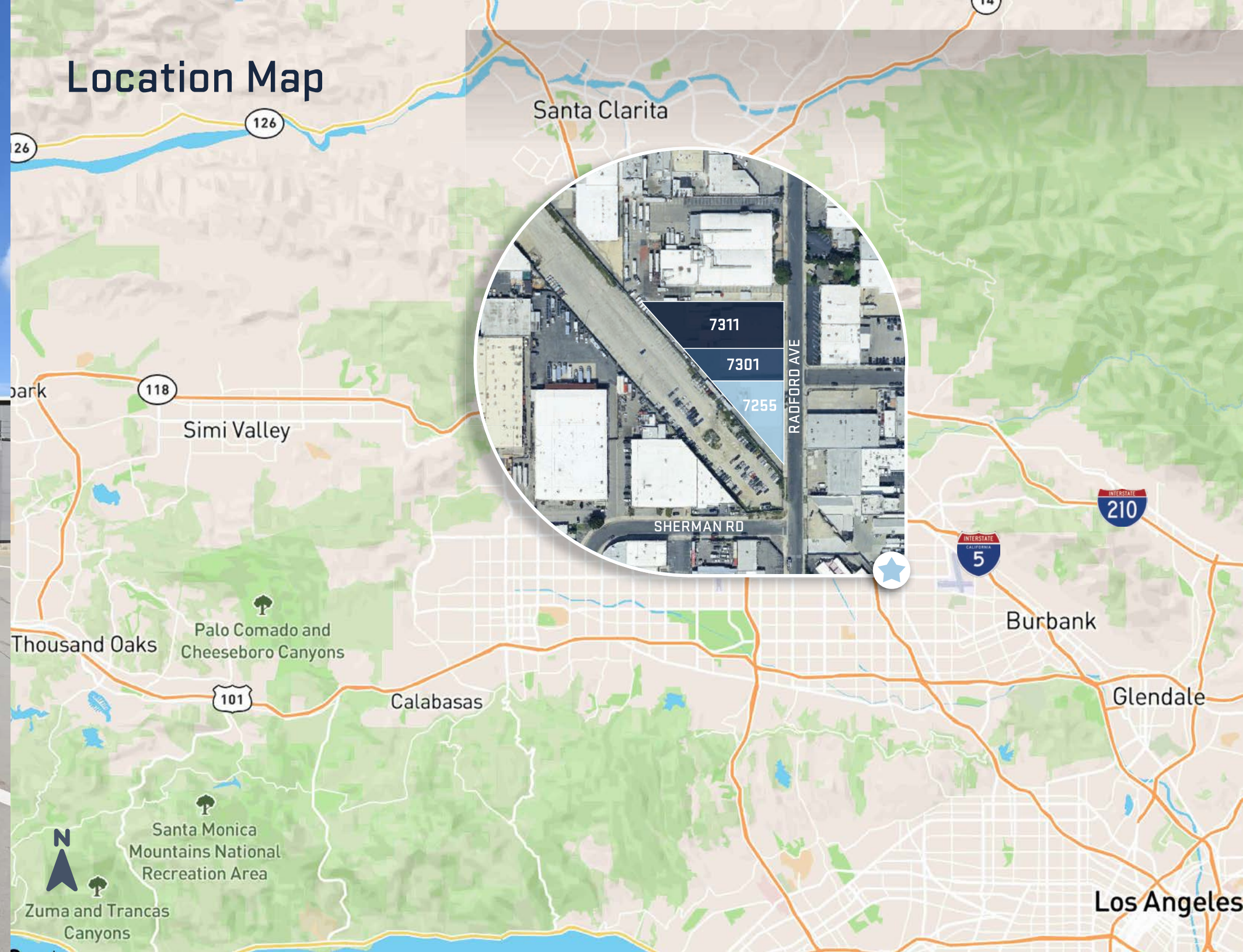
# Location Highlights



Prime East San Fernando Valley Location



Proximity to Hollywood Burbank Airport and major freeways (170, 5, 101)



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**For more information, please contact:**

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