



Burbank Airport Business Park / Unmatched Access to
Major Studios / High Image Building / Easy Access to 5,
134, & 170 Freeways

RENOVATIONS COMPLETE BY END OF JUNE!

LIMITED TIME \$25K BROKER BONUS FOR LEASES SIGNED BY 9/30/2025

20,609 SF AVAILABLE FOR LEASE
11166 Gault Street | North Hollywood, CA

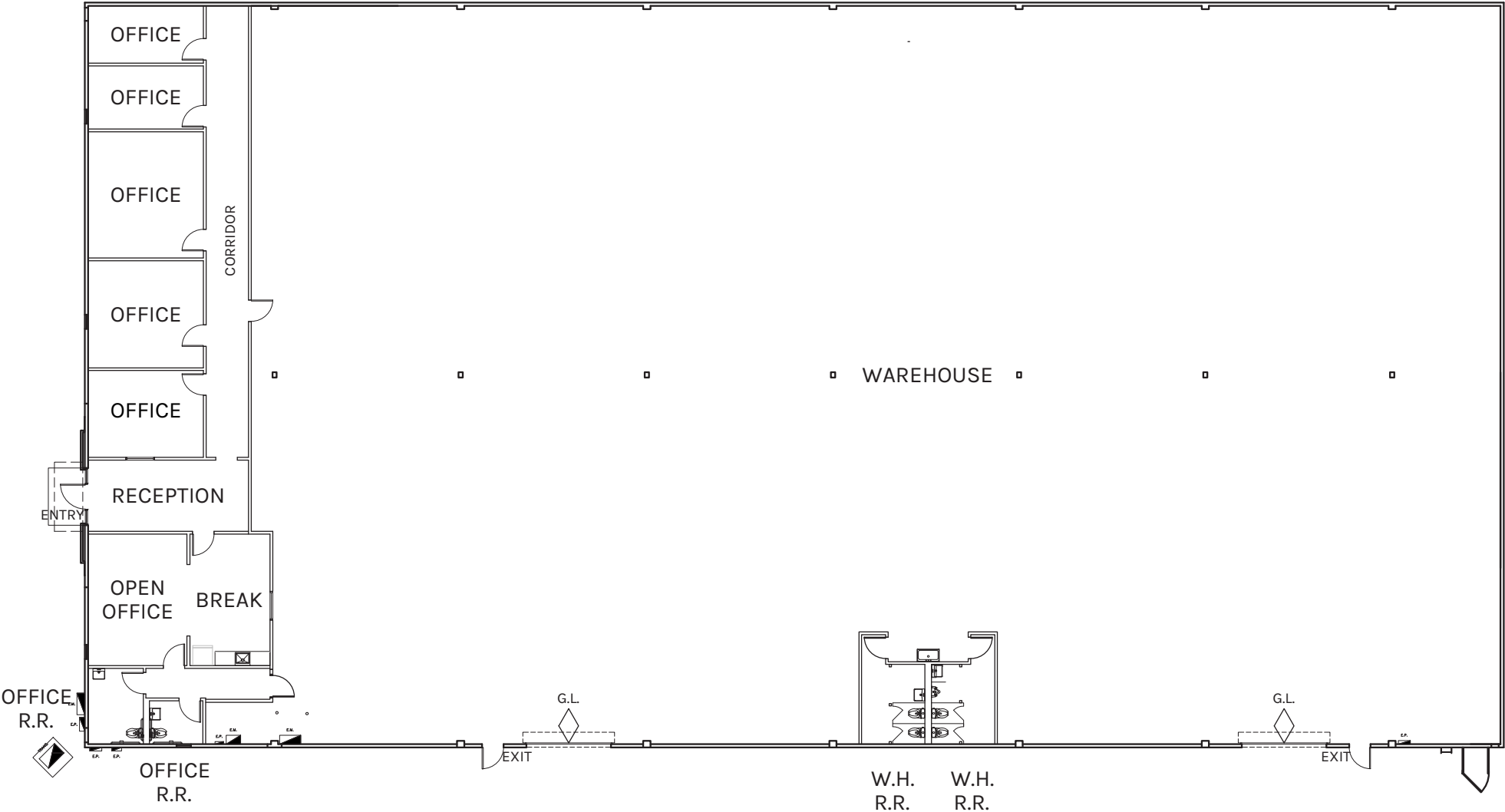
STRATEGICALLY LOCATED INDUSTRIAL BUILDING WITH PRIVATE, GATED YARD





Property Highlights

- Lease Rate: \$1.87 NNN; Op.Ex: \$0.42
- 18,181 SF Warehouse
- 2,428 SF Office
- Clear Height: 15'
- 2 Ground Level Doors
- Mobile Dock High Loading via Dockzilla Ramp
- 4 Restrooms
- 41 Parking Spaces / 2.0:1 Ratio
- Power: 400A, 120/240V, 3Ph, 4W
- Private, Secured Fenced Yard
- Easy Access to 5, 134 & 170 Freeways

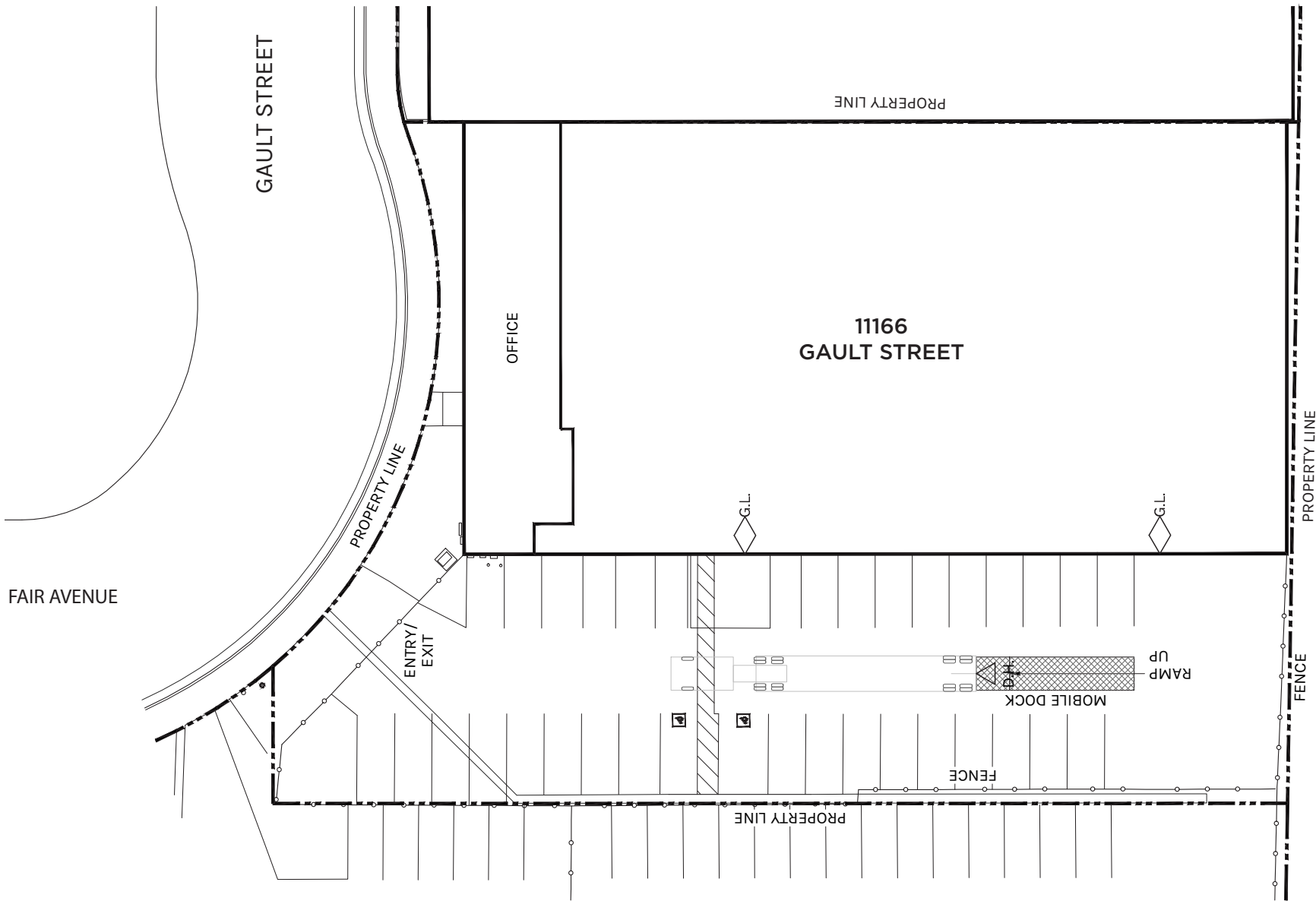


WAREHOUSE
18,181 SF

OFFICE
2,428 SF

TOTAL
20,609 SF

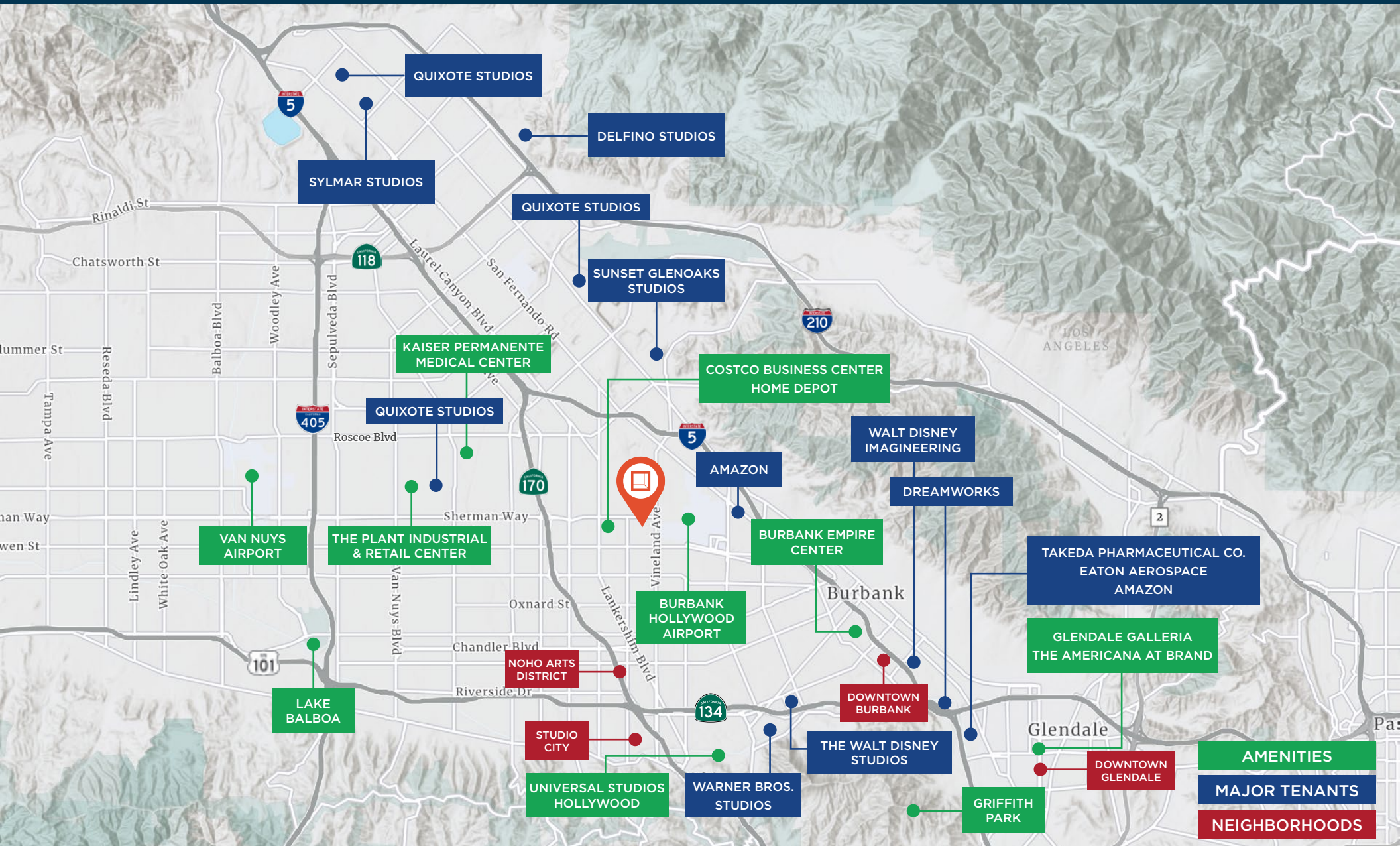
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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1.9 Miles
To Burbank Hollywood
Airport

7 Miles
To Van Nuys
Airport

16 Miles
To Downtown
Los Angeles

I-5, SR-170, SR-134
Immediate Access
and Close Proximity



**Rexford
Industrial**

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