

# 8824-8832 SHIRLEY AVE

INDUSTRIAL WAREHOUSE CONDOS  
FOR LEASE



8832 Shirley Ave.  
1. PIONEER INDUSTRIES  
2. PROGRESS INDUSTRIES  
3. HICKMAN  
4. [REDACTED]  
5. CINDY NATIONAL PAINTING INC.  
6. [REDACTED]  
7. FEDERAL CREDIT CO-OP, INC.  
8. [REDACTED]  
9. [REDACTED]  
LEASING INFO: 1-800-776-8000

NOTICE  
Customer Management  
to Not Responsibility  
For Damage To  
Vehicle Or  
Malfunction Of  
Automatic Gate

PRIVATE PARKING  
ALLOWED  
VEHICLES  
ONLY AT VEHICLES  
IS OFFENSE  
1. [REDACTED]  
2. [REDACTED]  
3. [REDACTED]  
POL 80-304 8000



STRATTONCRE.COM  
8824-8832 SHIRLEY AVE, NORTHRIDGE, CA 91324

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NORTHRIDGE, CA 91324



## MULTI-TENANT INDUSTRIAL WAREHOUSE UNITS

Stratton Commercial Real Estate is pleased to present units at 8824-8832 Shirley Ave for lease. This 19,335 sq.ft. multi-tenant industrial center features 1,200-3,000 sq.ft. industrial warehouses with tall clear height and ground-level loading. Contact Robert Stratton for lease terms & more details.

BEAUTIFUL  
MULTI-TENANT  
INDUSTRIAL



LARGE TENANT  
DIRECTORY ON  
THE BUILDING



GATED LOT  
WITH AMPLE  
PARKING



### PROPERTY DETAILS

PROPERTY TYPE.....	INDUSTRIAL
BUILDING SQ.FT.....	19,335
LOT SIZE SQ.FT.....	22,850
OCCUPANCY.....	MULTI-TENANT
YEAR BUILT.....	1977
FLOORS.....	1
DRIVE-IN DOORS.....	18X 8'X8'
DOCK HIGH DOORS.....	0
APN(S).....	2783-025-070
BUILDING HEIGHT.....	12'
PARKING SPACES.....	40 SPACES - 2.07/1000 SQ.FT.
ZONING.....	MR2

### AVAILABLE UNITS

**UNIT #5**  
1,200 SQ.FT.

**UNIT #8**  
1,200 SQ.FT.

**UNIT #14**  
1,200 SQ.FT.



**Robert Stratton**

CEO/President - DRE #01182000

Cell: 661-212-5699

Robert@StrattonCRE.com

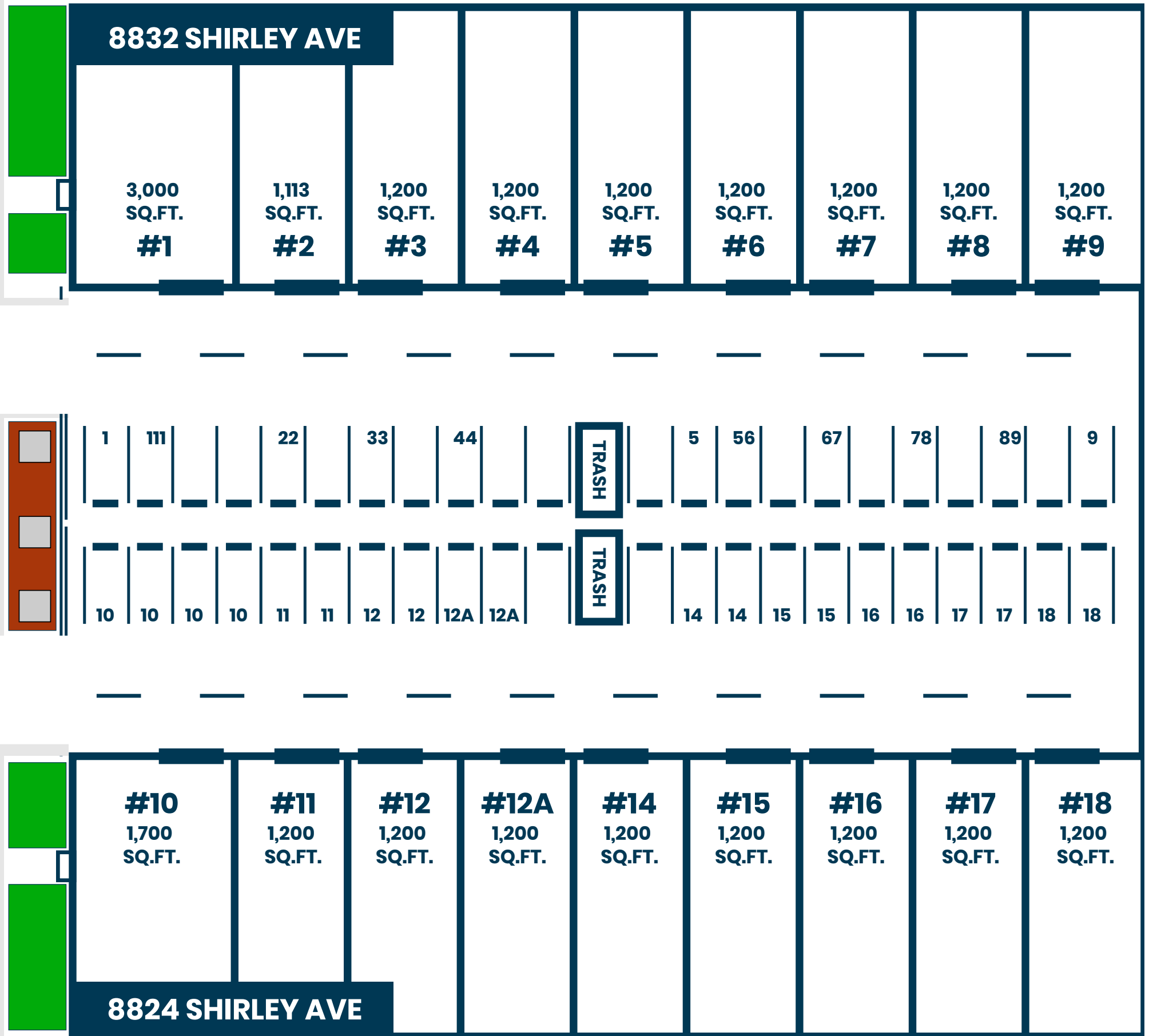
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### SITE PLAN

SHIRLEY AVE





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**FOR MORE INFORMATION:**



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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

