

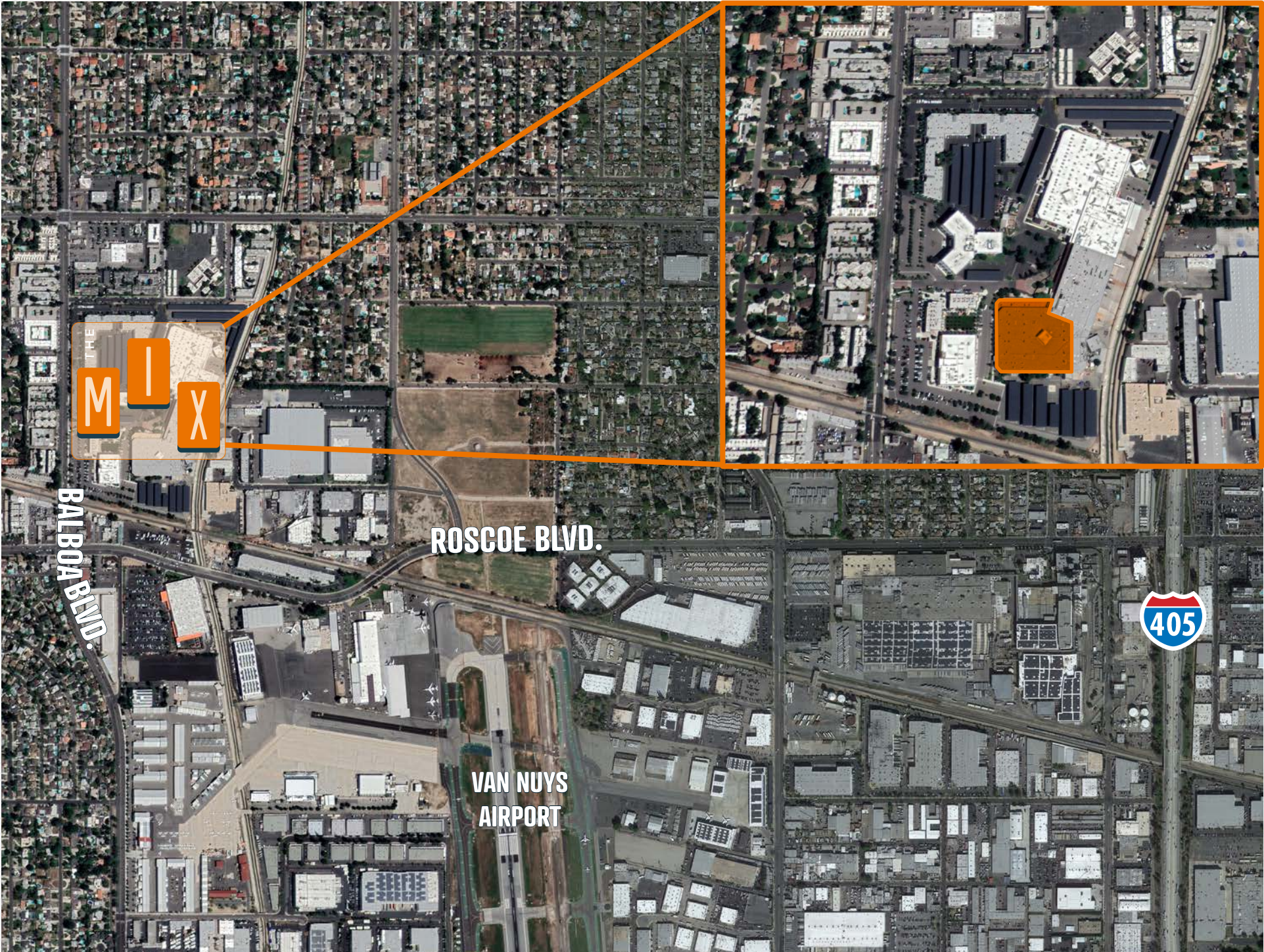


THE
M I X

8500 Balboa Blvd., Unit 101
Northridge, CA

±98,000 SF Class A
Industrial Space
Available for Lease

NEWMARK



THE
MIX

BALBOA BLVD.

ROSCOE BLVD.

VAN NUYS
AIRPORT



Premises Features



±98,000 SF freshly white-boxed Class A industrial space



Centrally located in the middle of the SFV with easy access to the entire North Los Angeles region



215-foot truck court with trailer storage for up to 46 trailers available



1200 Amps, 277/480 Volts



9 dock high doors and 1 ground level loading door



HVAC in warehouse



20-foot clear height in warehouse



Up to 290 auto parking stalls or 46 truck trailer stalls



±13,000 SF recently renovated high image office space



20' x 60' column spacing



Easy access to 405, 118 and 101 Freeways



Immediate access to retail amenities: Chipotle Mexican Grill, Jersey Mike's Subs, Five Guys, Chop Stop, WaBa Grill, LA Fitness

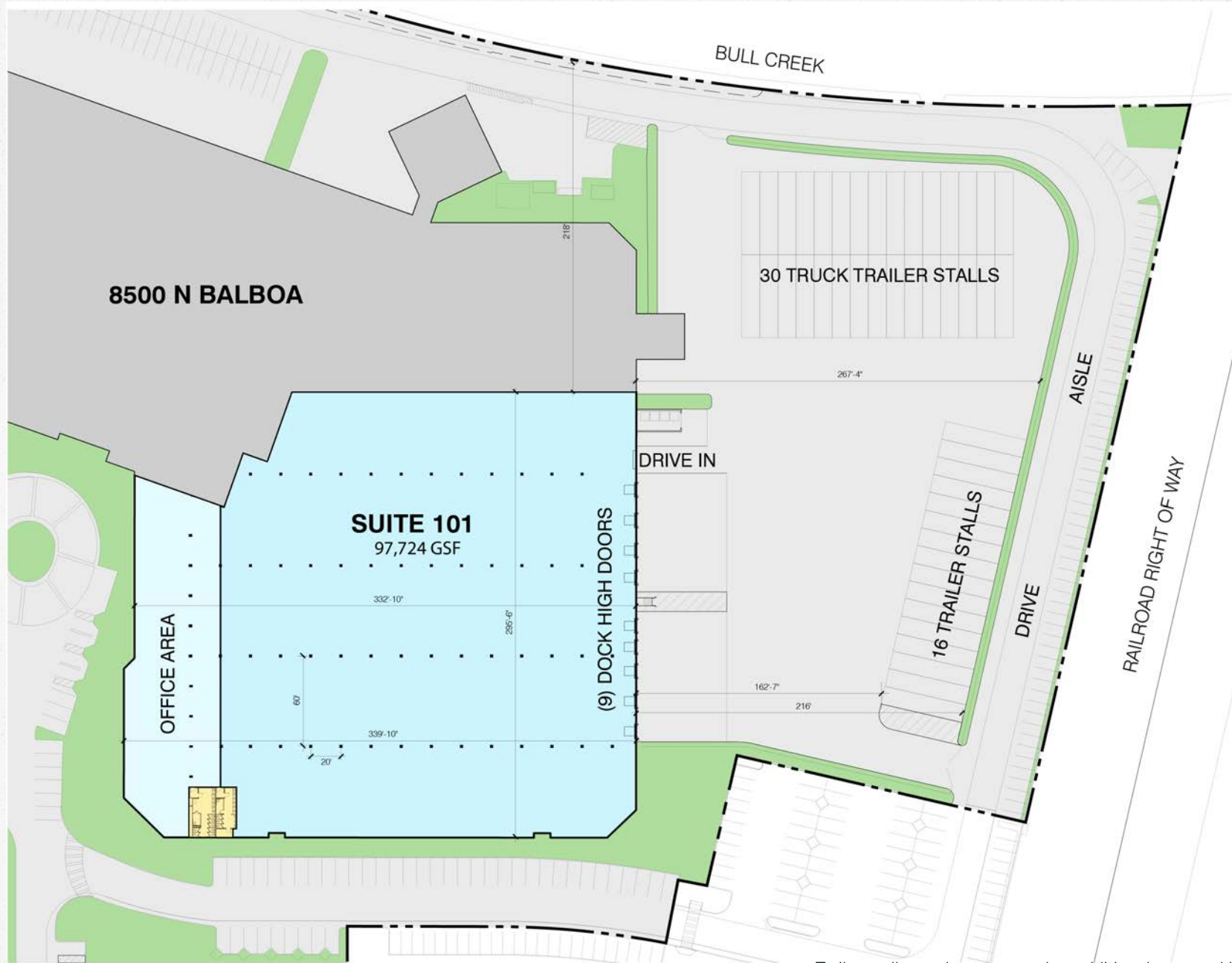
±13,000 SF High Image Office Space



9 dock high and 1 ground level loading door



Site Plan & Floor Plan



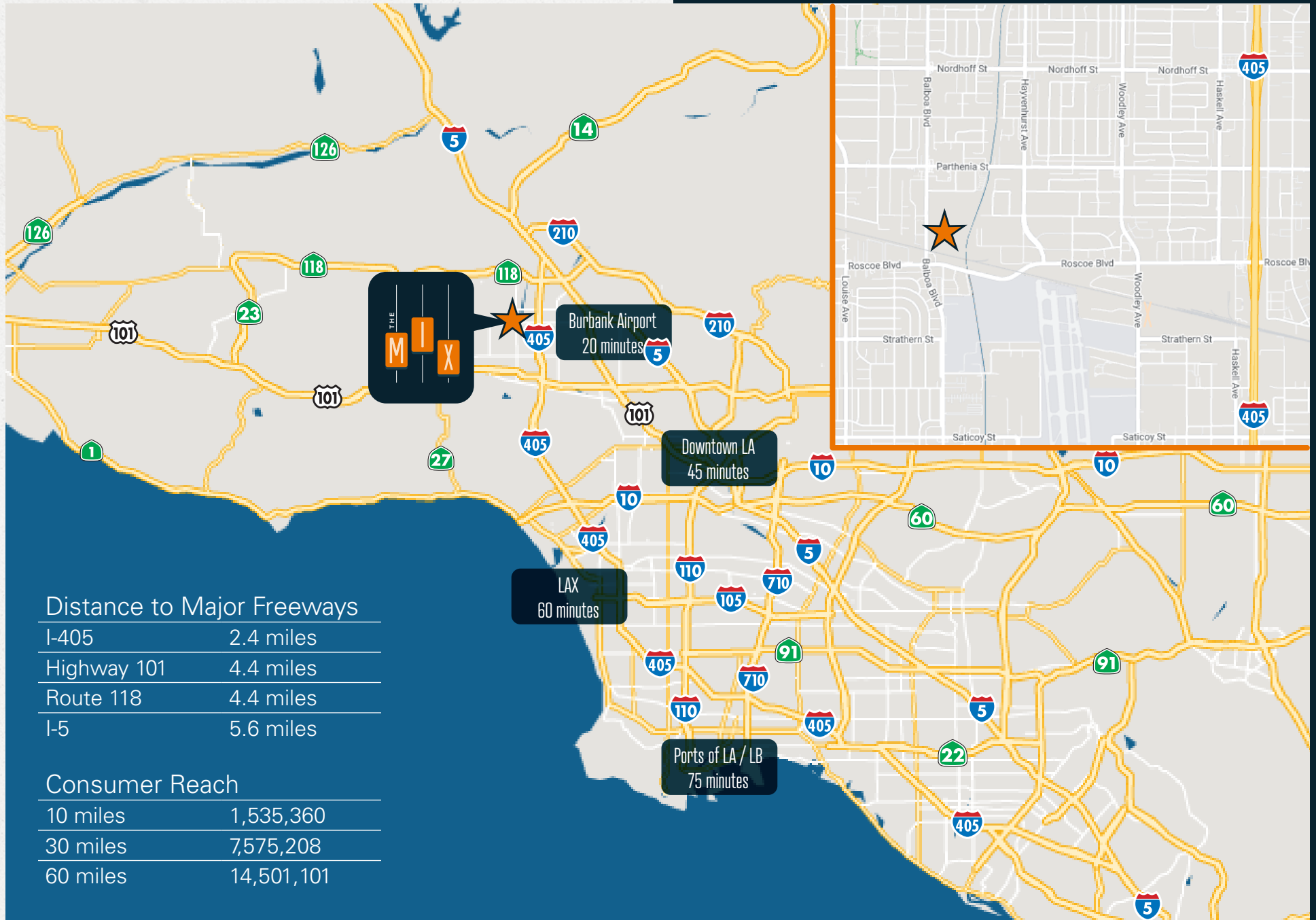
Trailer stalls can be converted to additional auto parking

Central Location with Large Labor Base

- Average household income: \$110,197
- Median home value: \$944,094
- 42% of residents have earned a bachelor's degree or higher
- Educated workforce supported by Cal State Northridge—more than 38,000 students



Easy Access to Greater Los Angeles



THE
M I X

AT HARMAN CAMPUS



FOR MORE INFO

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