

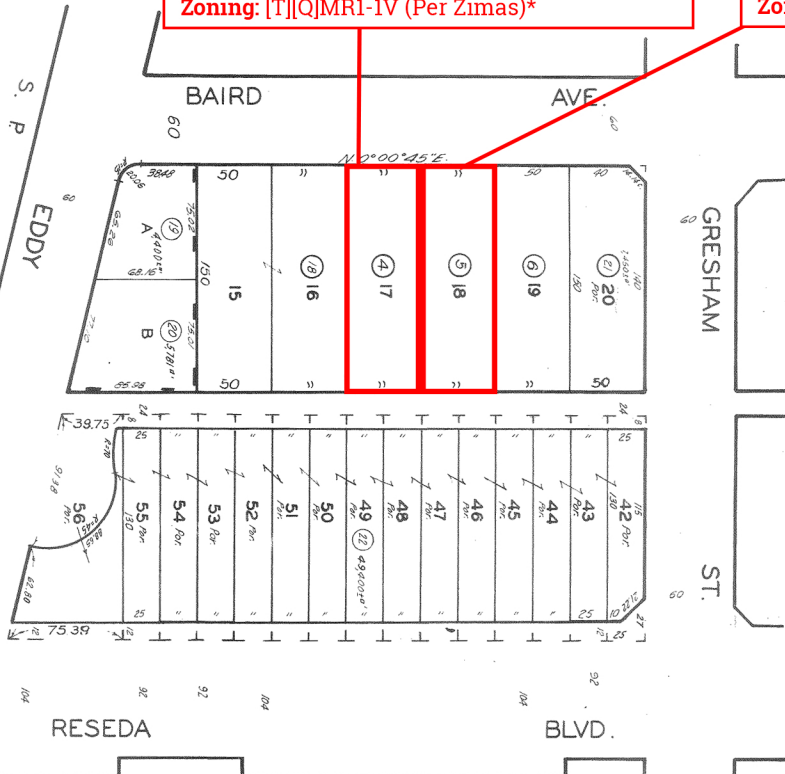
VACANT LAND

Industrial/Light Manufacturing

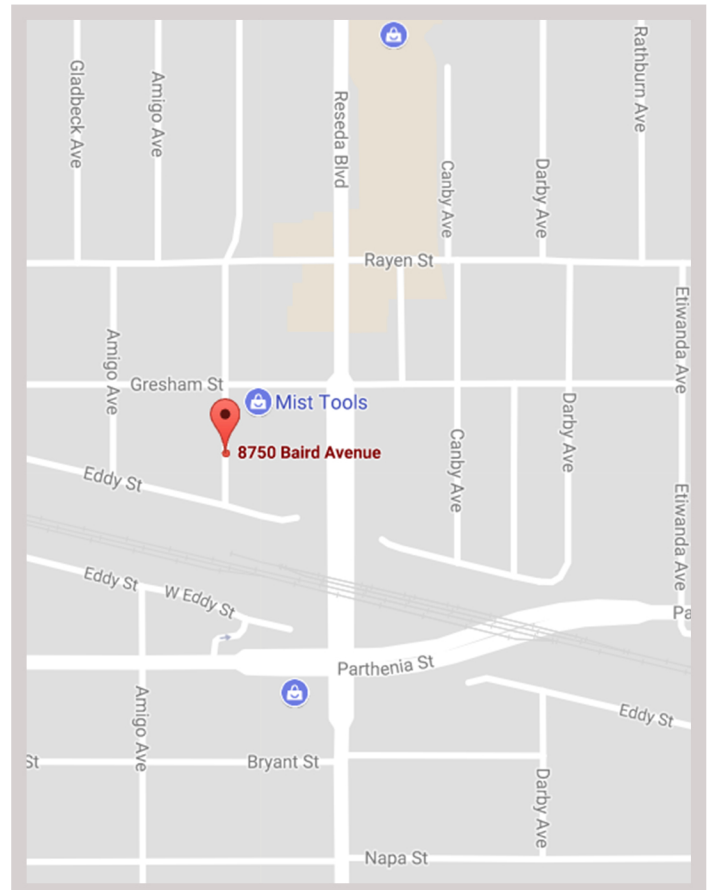
2 adjoining lots totaling approx. 15,000 Sq Ft.
Buyer to verify accuracy of square footage.

8750 Baird Ave, Northridge, CA 91324
APN: 2770-017-004; Approx. Lot Size: 7,499 Sq Ft
Zoning: [T][Q]MR1-1V (Per Zimas)*

8756 Baird Ave, Northridge, CA 91324
APN: 2770-017-005; Approx. Lot Size: 7,499 Sq Ft
Zoning: [T][Q]MR1-1VL (Per Zimas)*



LISTED AT:
\$895,000.



This Industrial/Light Manufacturing land at 8750 & 8756 Baird Ave is ready for development! Offering approx. 100ft of street frontage in a mixed industrial/residential neighborhood. Both parcels to be sold together. Located West of Reseda Blvd & North of Parthenia St. Each lot is approx. 7,499 Sq Ft, total of 15,000 Sq Ft.

*Buyer shall independently verify and satisfy itself on all issues of development feasibility during the Due Diligence Period.



Vineendra
"Vinny" Jain

Co-President, Broker/Officer

SALES@IAGPM.COM

(310) 433-6214

CA BRE #01413466



WWW.IAGPM.COM

SPECIALIZING IN REAL ESTATE
MANAGEMENT & BROKERAGE FOR:

RESIDENTIAL * APARTMENTS
RETAIL * OFFICE * INDUSTRIAL

If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.