



7617 HAYVENHURST AVENUE, VAN NUYS, CA 91406

\$1.70 /SF/MO + CAM

- 100% HVAC - Offices
- Gated Yard
- Kitchen / Breakroom
- Close to 405 Fwy
- Quick Lessor Response to Proposals.

The property is ideal for manufacturing or service user. It is a free-standing building located across from the Van Nuys Airport. It offers good power and a rear gated yard.



Lessee to verify power and all information contained on brochure

Lease Rate / SF:	\$1.70/SF/MO + CAM
Lease Type:	Industrial Gross
Terms:	Negotiable
Available SF:	Approx. 3,200 SF
Lot Size:	Approx. 7,951 SF / 0.18 AC
Zoning:	LAM2
Construction Type:	Tilt-up
Const. Status/Year Built:	Existing / 1952
Min. Clear Height:	12' - TBV
Heat/Cool:	Heating and AC Ventilation
Electrical:	200a/277 - 480v 3p 4w
Overhead Doors:	1 / 18' x 8'
Parking Spaces / Ratio:	10 / 3.13:1000 SF
Specific Use:	Light Industrial / Manufacturing
Offices #/SF :	3 / 740 SF Approx.
Restrooms:	2
Office Air / Heat:	Yes

FOR MORE DETAILS CONTACT:



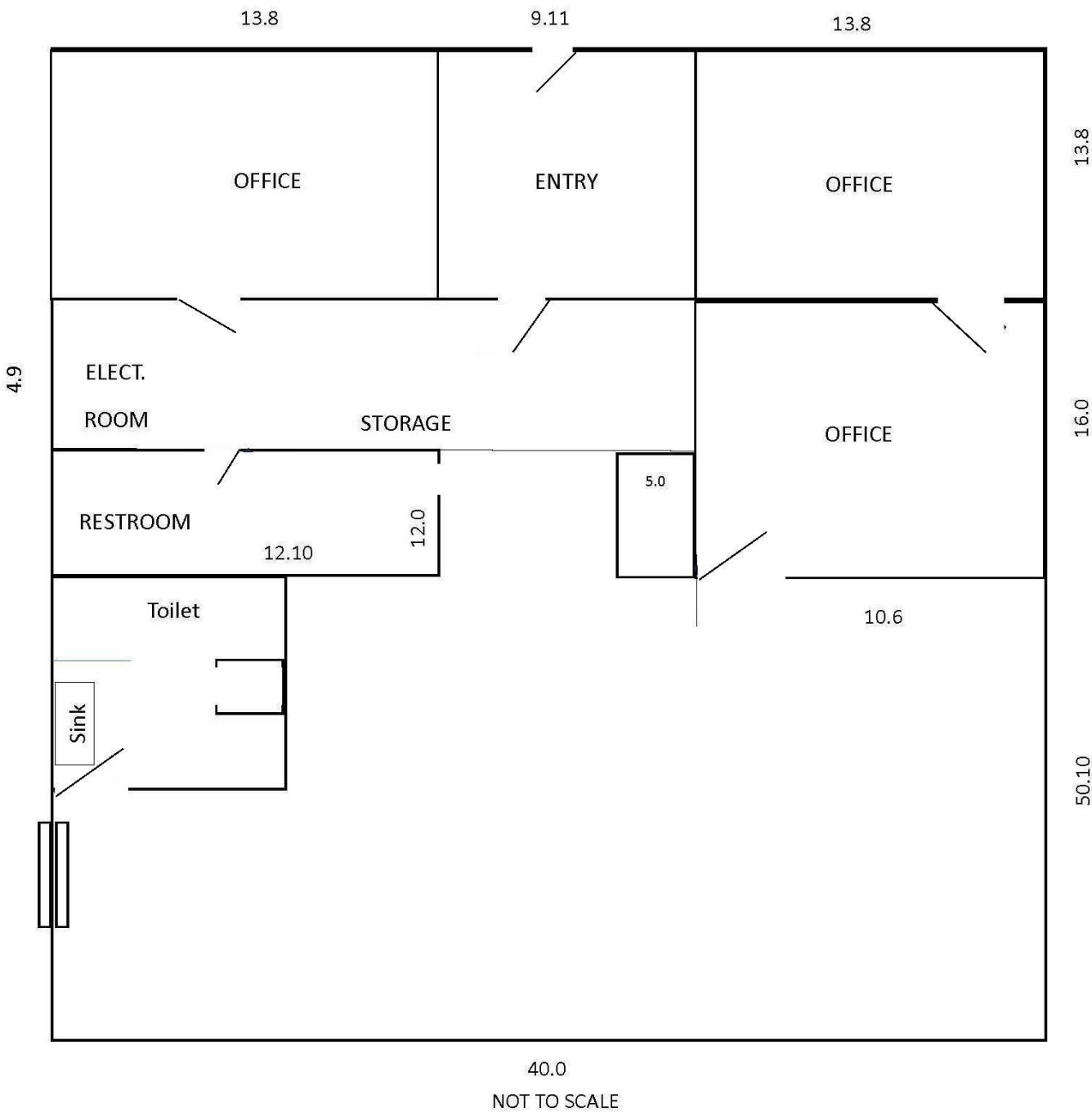
Art Pfefferman
Executive Vice President
CalDRE License No.: 01021906
art@pfeffermancre.com

11280 Corbin Ave, Suite A, Porter Ranch, CA 91326

Cell 818-516-0257- **Call or Text**
Direct 818-449-5122
Fax: 818-366-4900



(THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.)



(THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.)

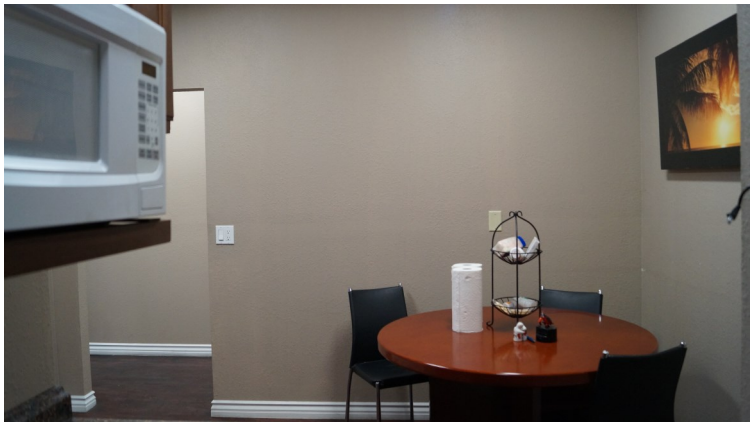
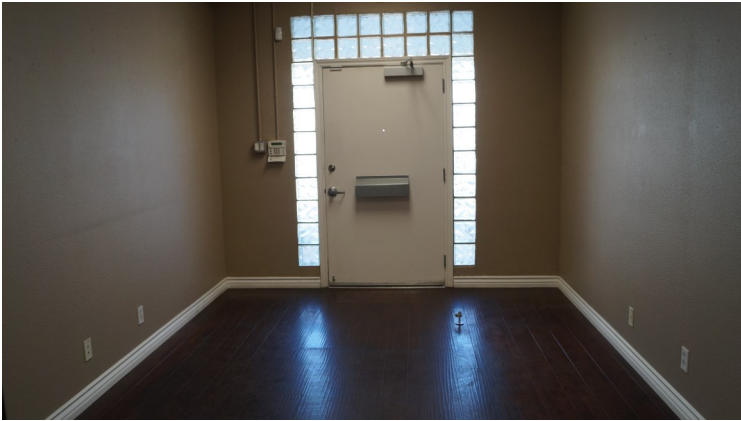
INDUSTRIAL FOR LEASE



COLDWELL BANKER
COMMERCIAL

QUALITY
PROPERTIES

CalDRE License# 01527289



(THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.)