

FOR SALE

7650 Gloria Ave
Van Nuys, CA 91406

11,900 SF Industrial Building

Colliers

**SELLER
MOTIVATED!**
SUBMIT ALL OFFERS

Call Broker Re: Monthly
Income Opportunity

Billy Walk

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David Harding

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Kevin Carroll

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+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Property Highlights



Oversized, Private, Gated Yard with Newly Poured Concrete



Prime Location in the Heart of the Valley



Adjacent to Van Nuys Airport Location



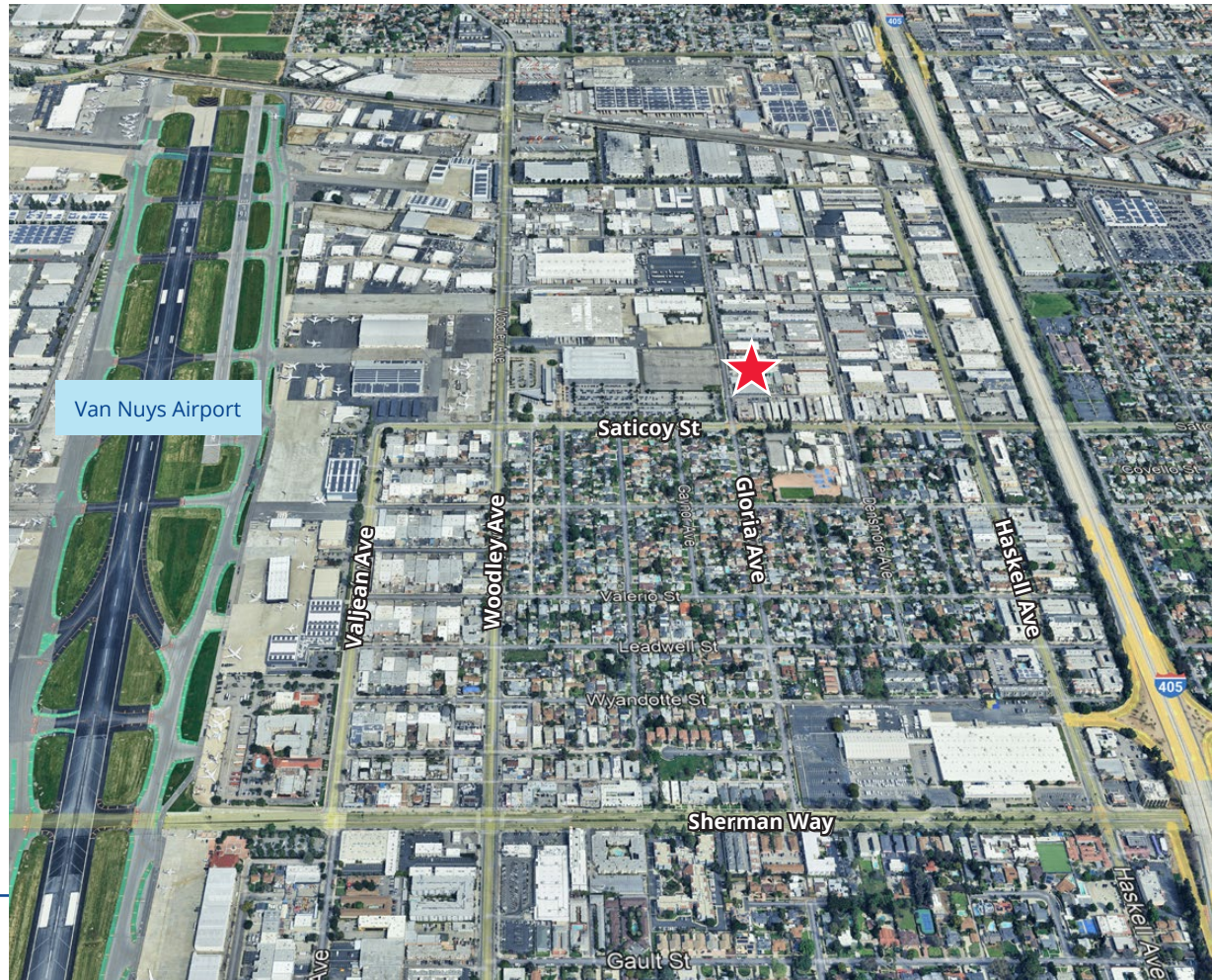
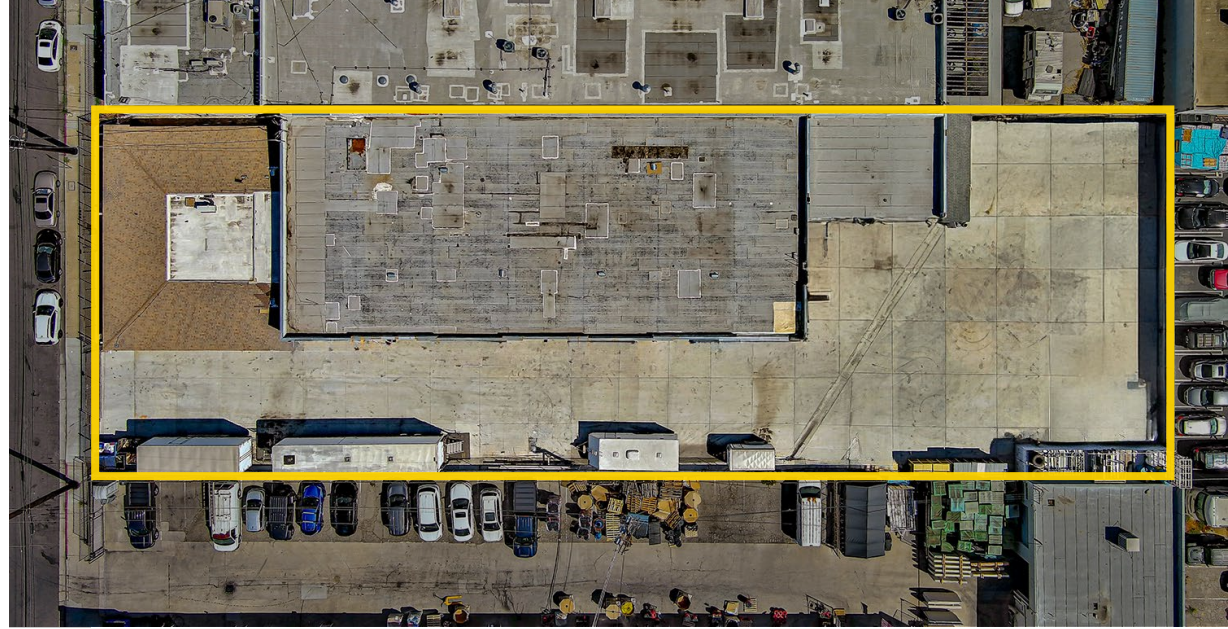
Minutes to 405/101 Freeways



Upgraded and Well-Distributed Power



Recently Renovated Offices



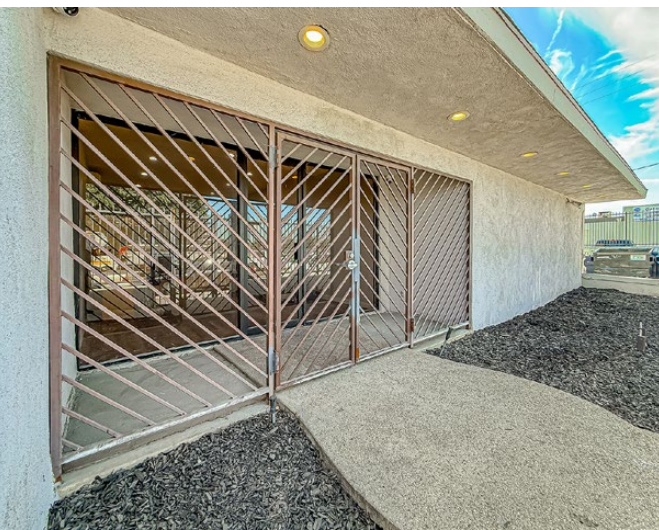


Building Information

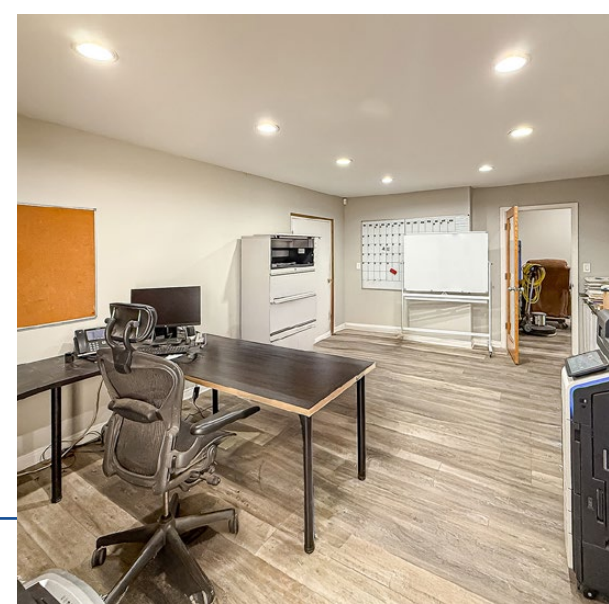
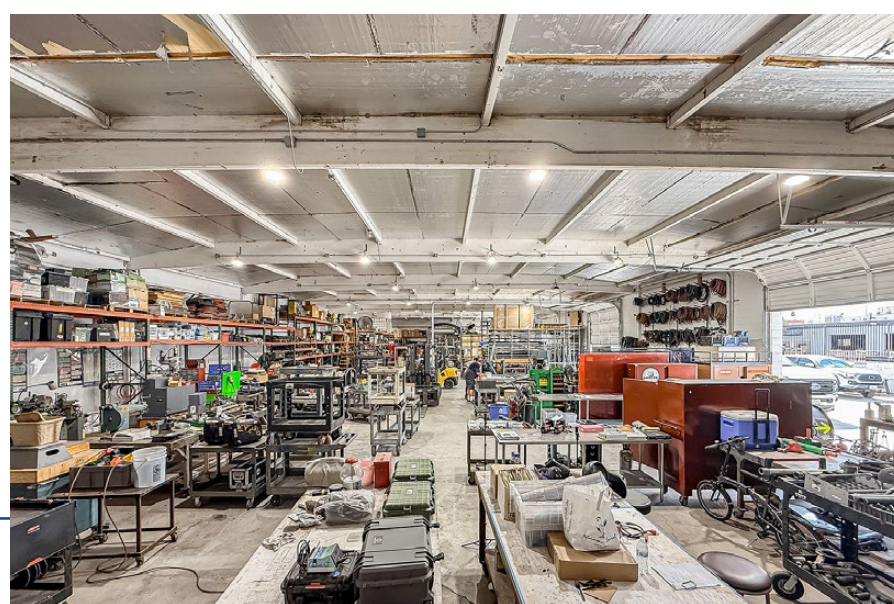
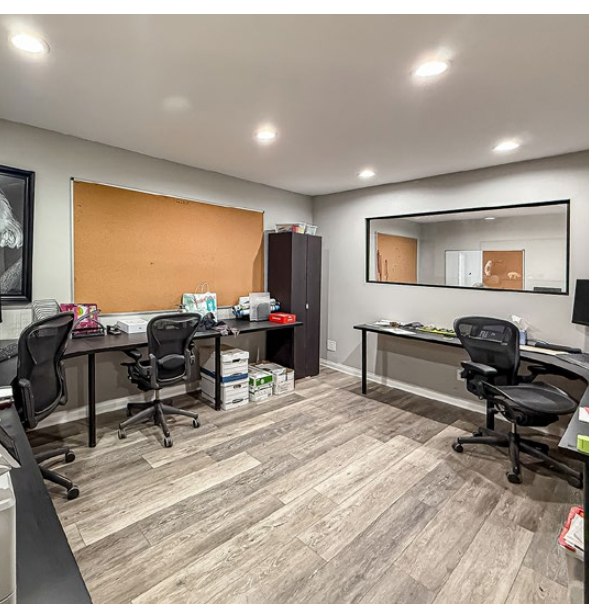
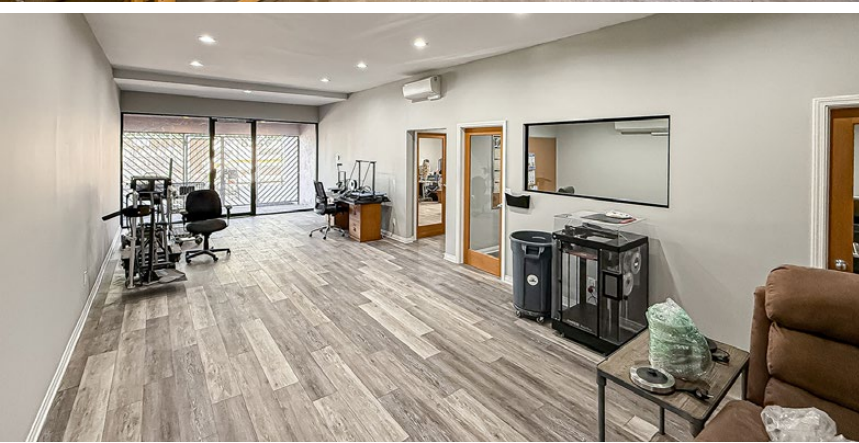
Sale Price	\$5,800,000
Sale Price PSF	\$487.39
Available SF	11,900
Lot Size	0.69 AC / 30,040 SF
Clear Height	14'-15'
GL Doors / Dim	4 / (3) 10'x12'; (1) 9'x11'
Power	400A, 120/240V, 3Ph, 3W
Parking Spaces / Ratio	55 / 4.62:1 (Estimated)
Office SF / #	1,598 / 4
Restrooms	4
Yard	Yes, Concrete/Gated
Year Built	1963
Zoning	M1
APN	2206-010-021
Possession	Close of Escrow
To Show	Call Agent

Notes: Call broker re: monthly income opportunity. Quoted electrical service based on power panel info. Buyer to verify service with licensed electrician & confirm zoning allows buyer's use.

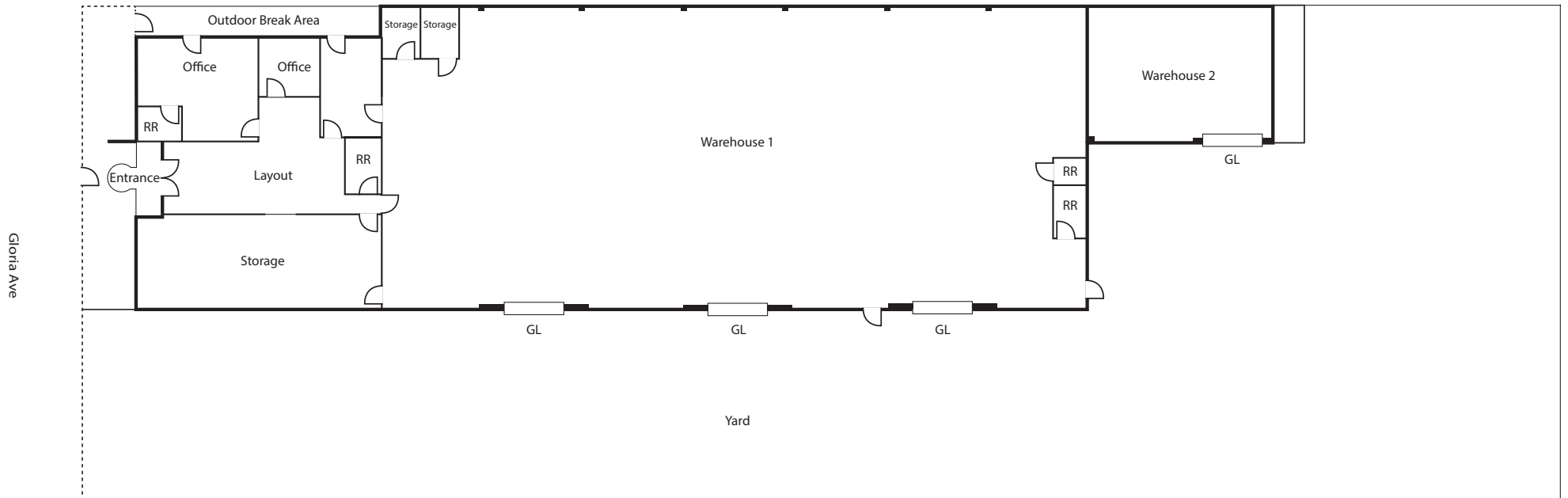
Exterior Photos



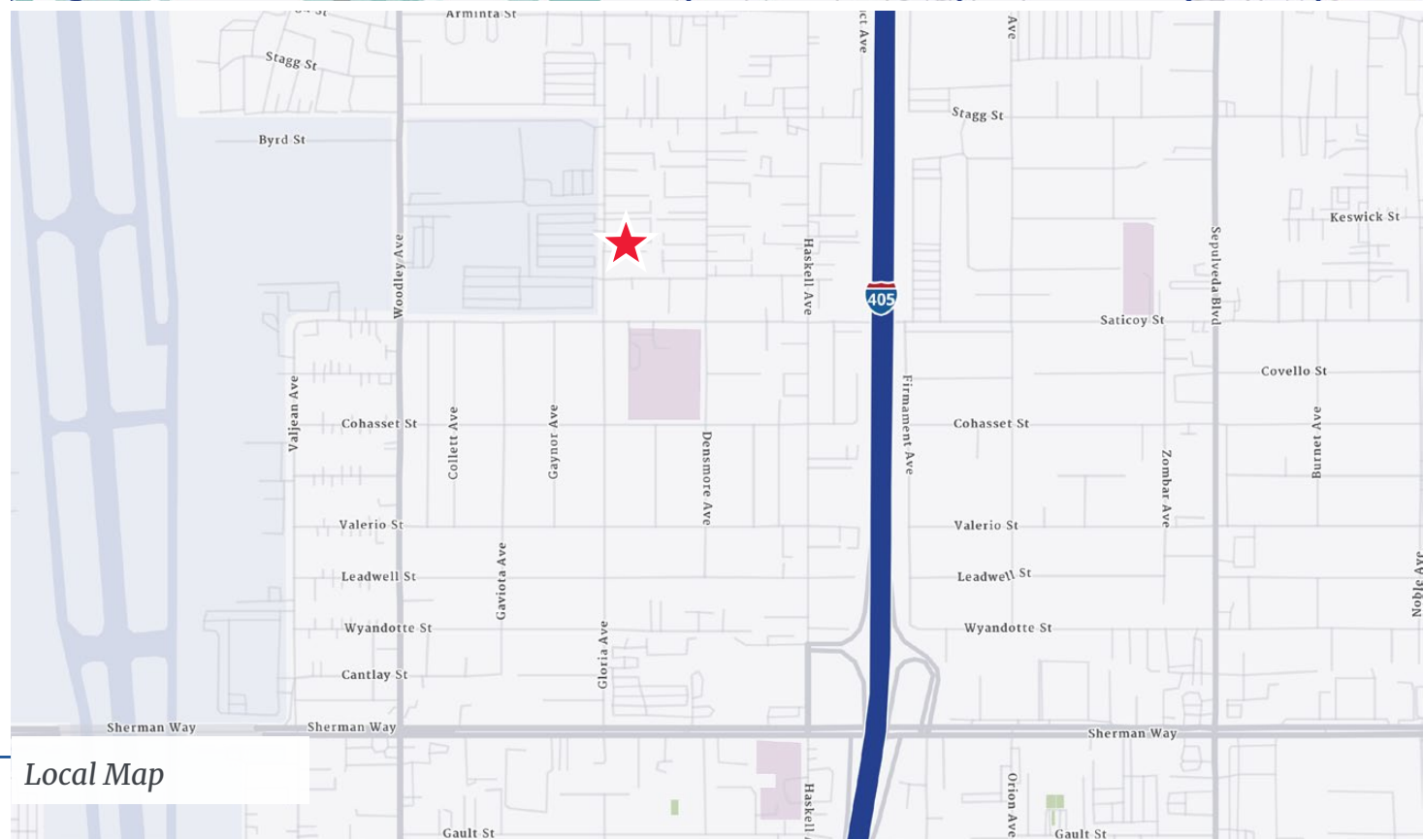
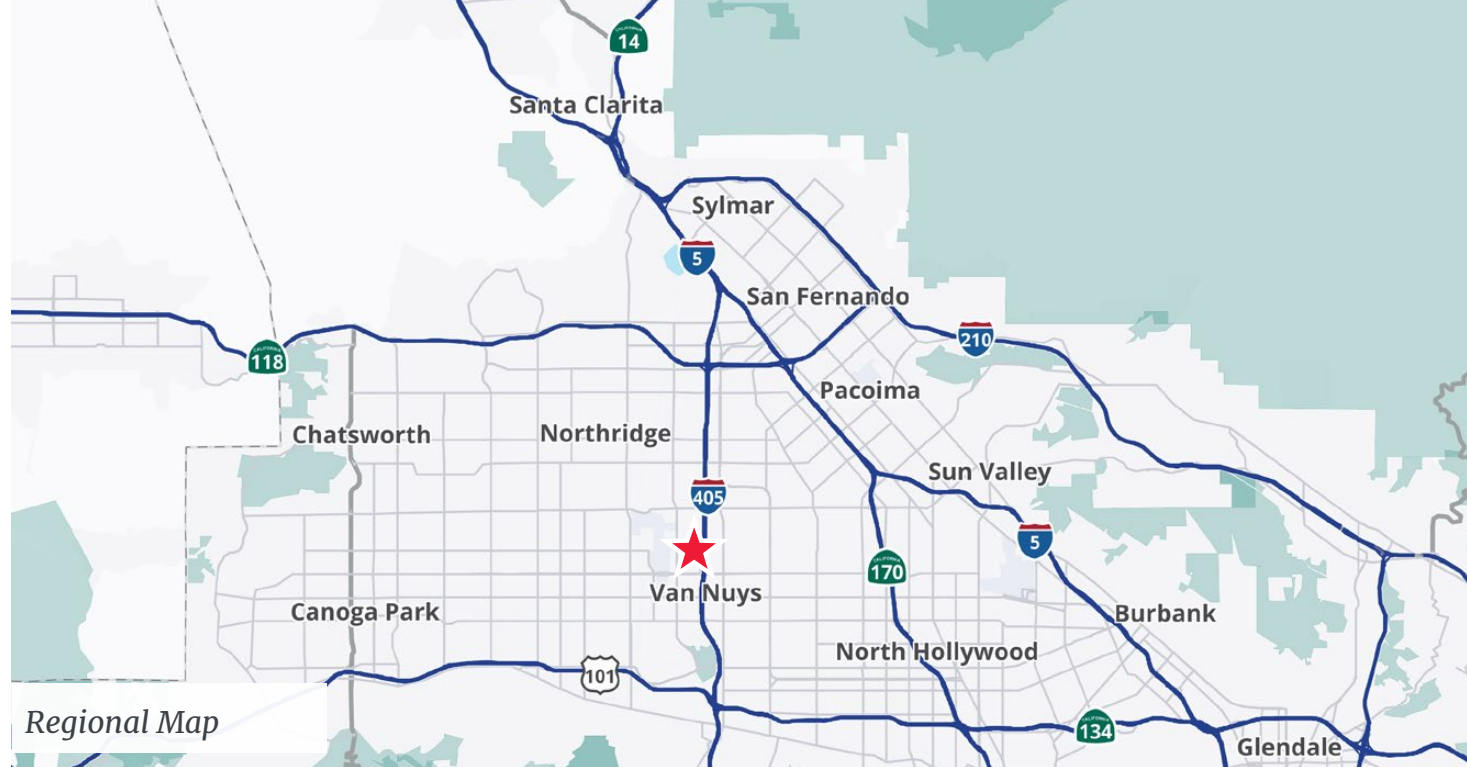
Interior Photos



Layout



Location Maps





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Contact Info

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