

SINGLE TENANT NNN LEASED INVESTMENT

±40,303 SF SF/ 1.88 ACRES INDUSTRIAL

7751 HAYVENHURST AVENUE | VAN NUYS | CALIFORNIA

D/AQ Corp. #01129558. Maps Courtesy @Google & @Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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Hayvenhurst Ave

SUBJECT PROPERTY

7751 HAYVENHURST AVENUE

VAN NUYS | CALIFORNIA

PROPERTY HIGHLIGHTS



±40,303 SF Available



Beautiful Office + Showroom



Highly Desirable West San Fernando Valley Location



24' Clear Height



4 Dock High Door, 1 Ground Level Door



Adjacent to Van Nuys Airport

7751 Hayvenhurst Ave is an industrial property in Van Nuys, located in the heart of the San Fernando Valley, a prime area for industrial and commercial activity. This property is strategically positioned near major transportation routes, including the 405 and 101 freeways, offering excellent connectivity for logistics, warehousing, and manufacturing operations.

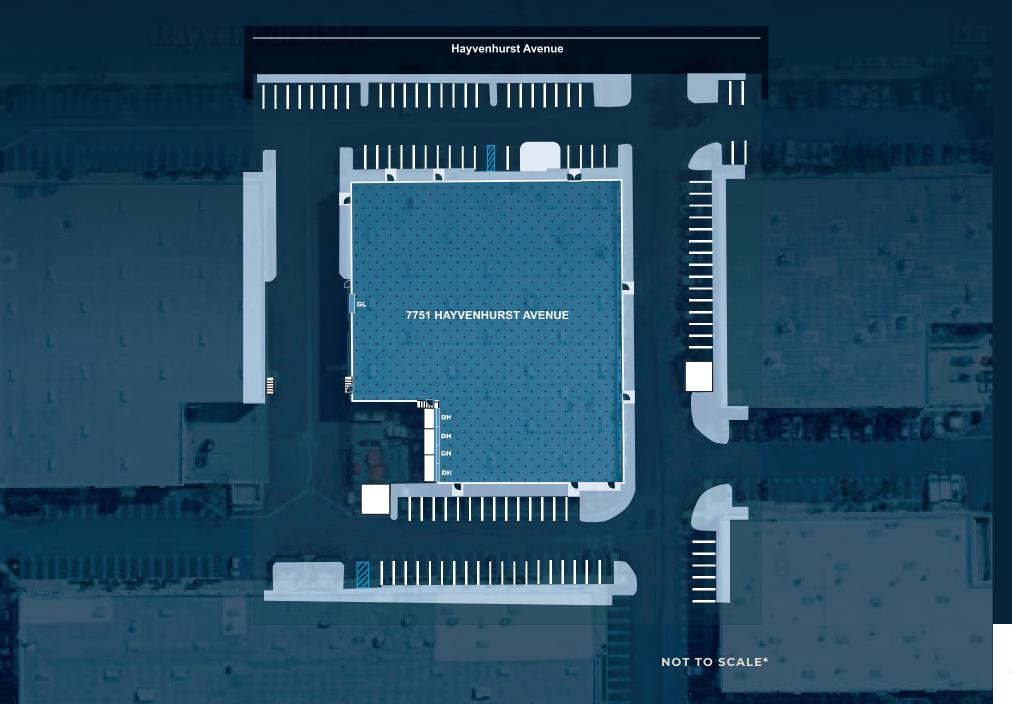


yvenhurst Ave

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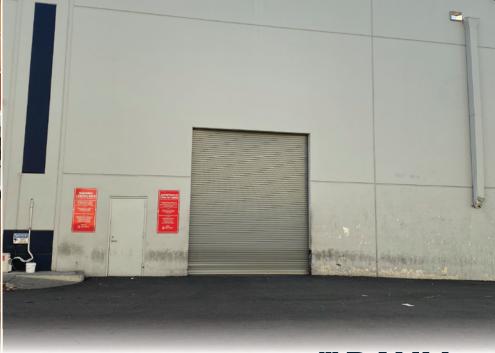






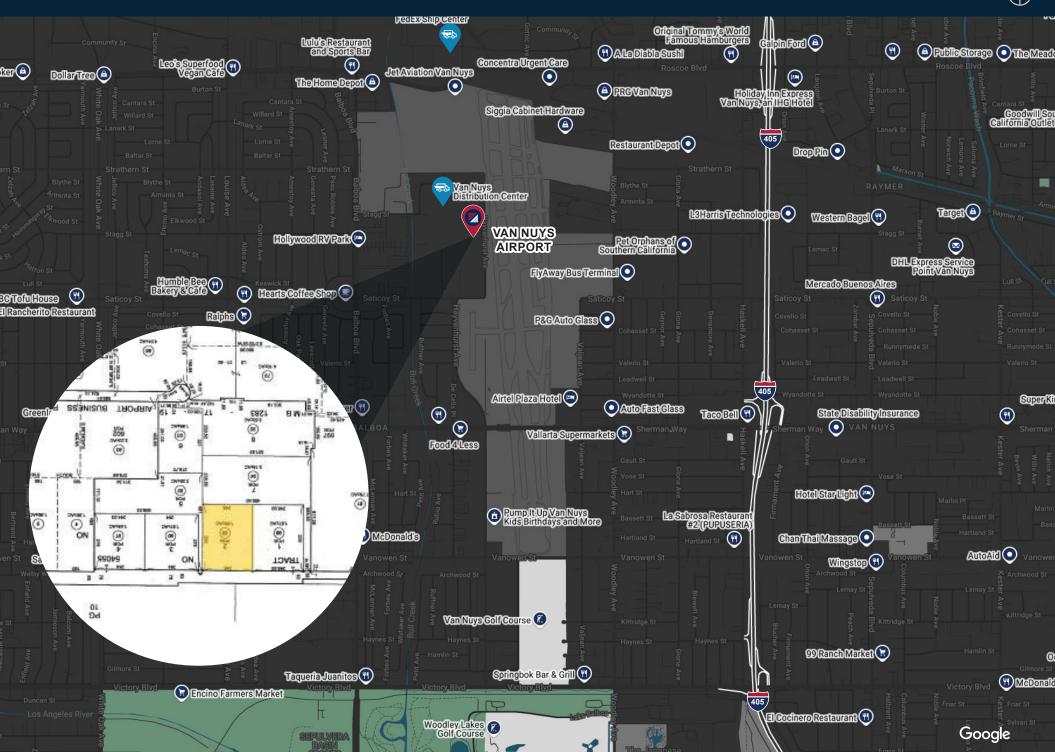






AMENITIES + PLOT MAP





VAN NUYS CALIFORNIA

STRATEGIC LOCATION

CENTRAL POSITION:

Located in the heart of the San Fernando Valley, Van Nuys is ideally situated for businesses requiring quick access to Los Angeles and surrounding areas.

TRANSPORTATION ACCESS:

Proximity to major freeways (I-405, US-101, and I-5) makes it easy for goods transportation.

The Van Nuys Airport offers private cargo and

The Van Nuys Airport offers private cargo and corporate flight operations.

Access to rail lines and the Port of Los Angeles for broader logistics needs.

DEMAND DRIVERS:

- E-commerce growth has fueled demand for last-mile delivery hubs.
- Film and TV production facilities due to Hollywood's proximity.
- Aerospace, technology, and automotive industries.

TOP COMPANIES IN THE AREA



















