

FOR SALE

7650 Gloria Ave
Van Nuys, CA 91406

11,900 SF Industrial Building

Colliers



Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Property Highlights



Prime Location
in the Heart of the Valley



Adjacent to Van Nuys Airport
Location



Minutes to
405/101 Freeways



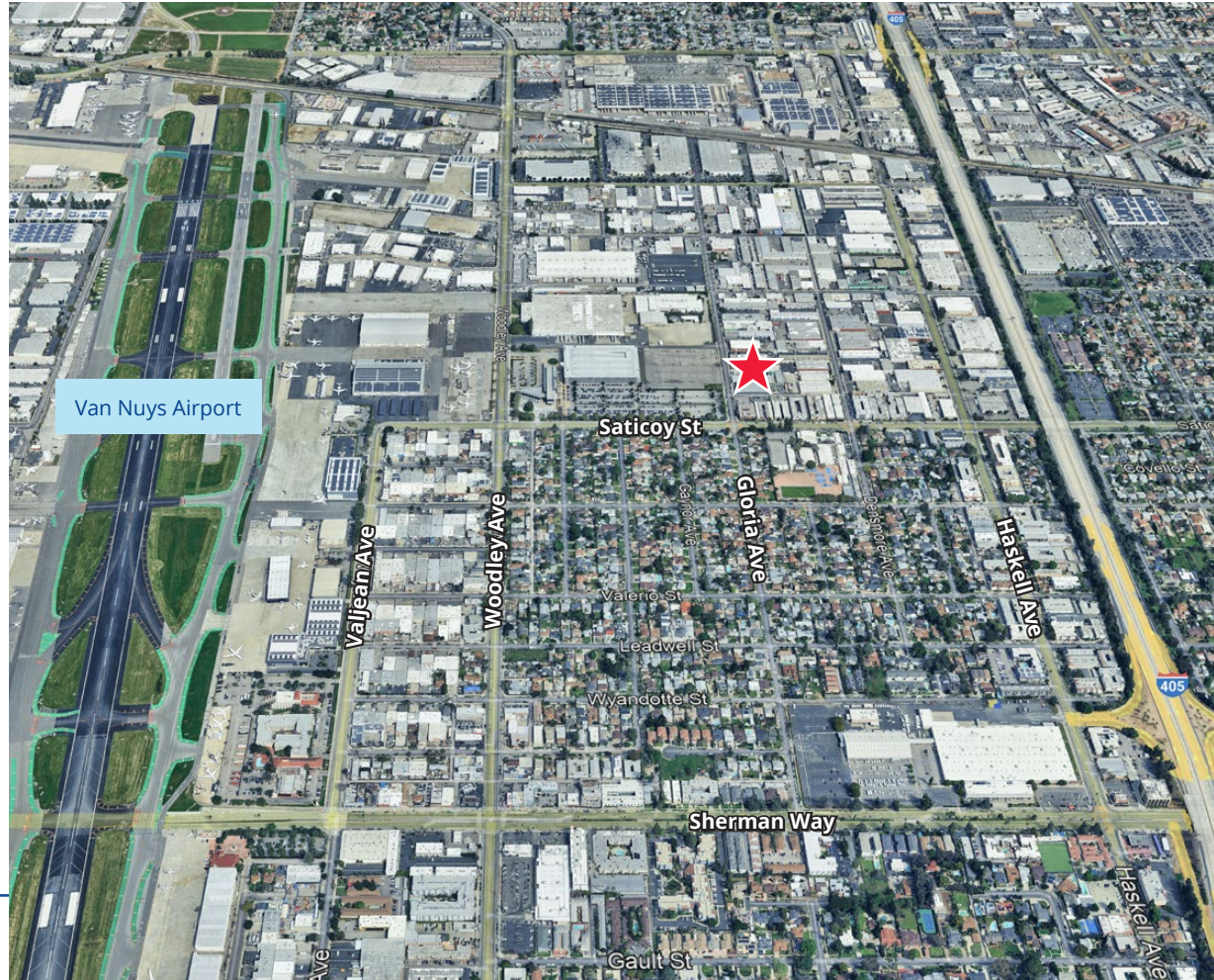
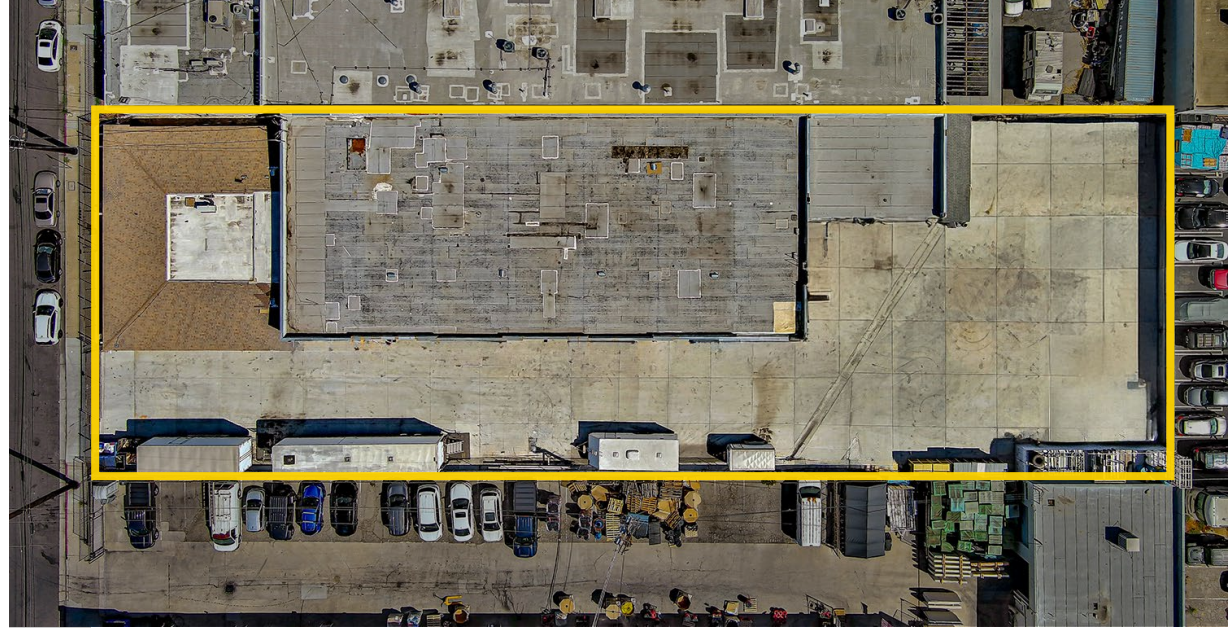
Oversized, Private, Gated Yard
with Newly Poured Concrete



Upgraded and Well-Distributed
Power



Recently Renovated Offices



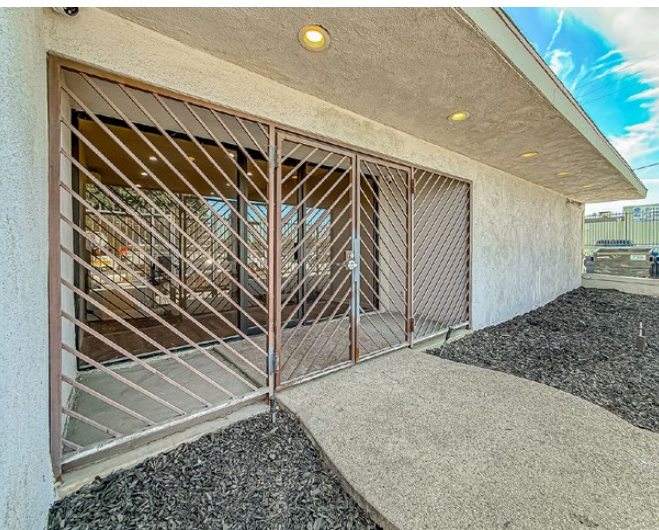


Building Information

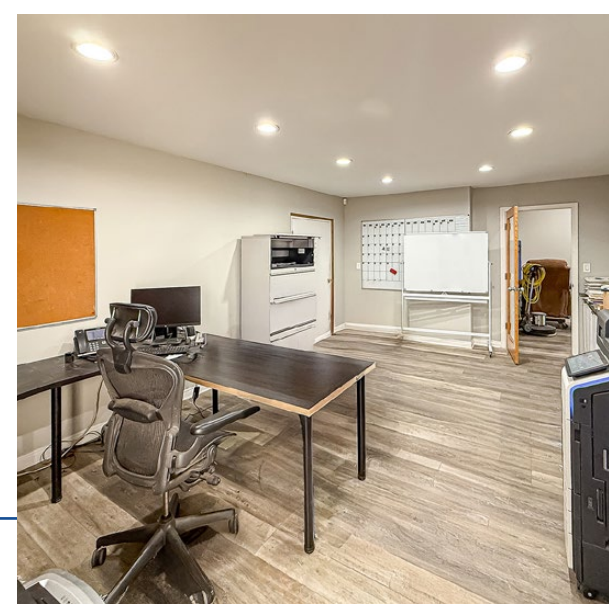
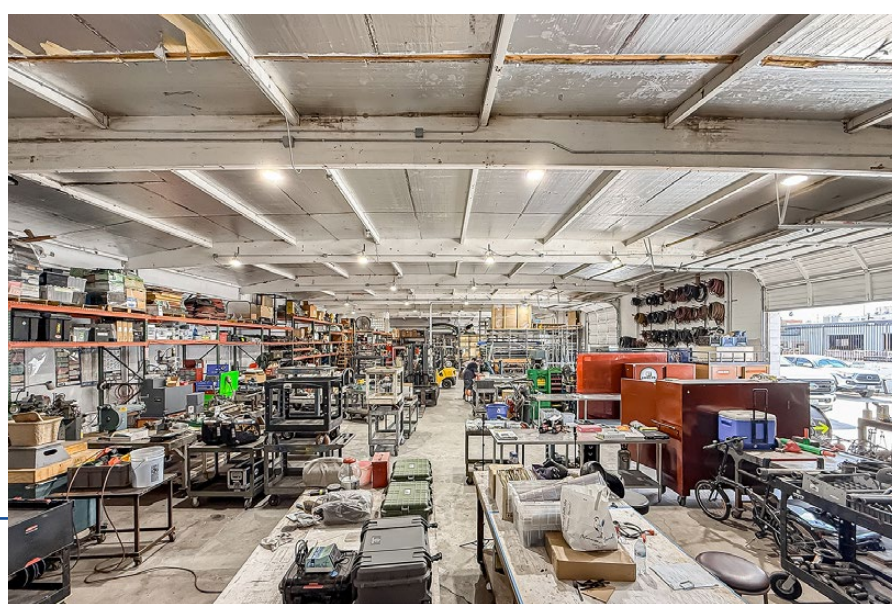
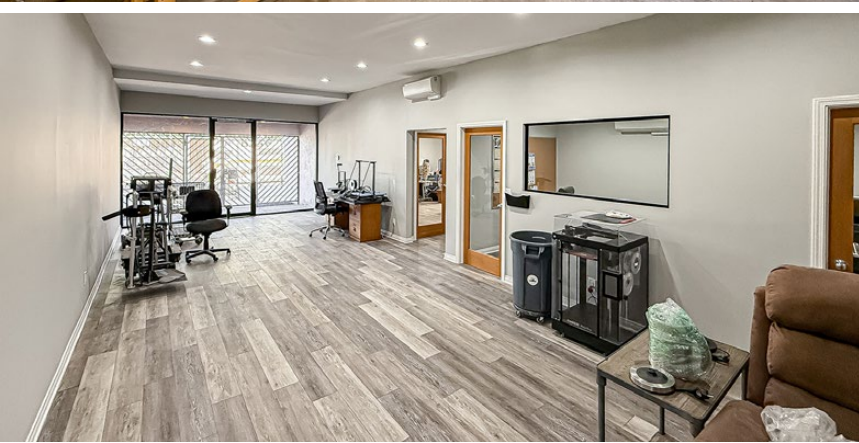
Sale Price	\$6,425,000
Sale Price PSF	\$539.92
Available SF	11,900
Lot Size	0.69 AC / 30,040 SF
Clear Height	14'-15'
GL Doors / Dim	4 / (3) 10'x12'; (1) 9'x11'
Power	400A, 120/240V, 3Ph, 3W
Parking Spaces / Ratio	55 / 4.62:1 (Estimated)
Office SF / #	1,598 / 4
Restrooms	4
Yard	Yes, Concrete/Gated
Year Built	1963
Zoning	M1
APN	2206-010-021
Possession	Close of Escrow
To Show	Call Agent

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

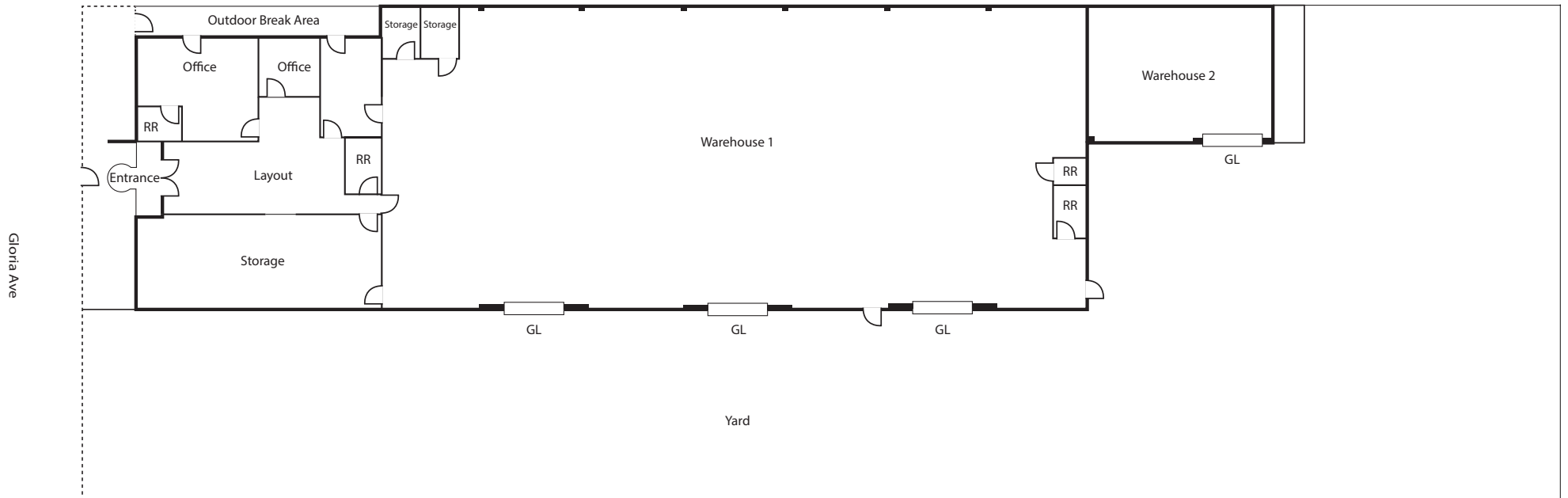
Exterior Photos



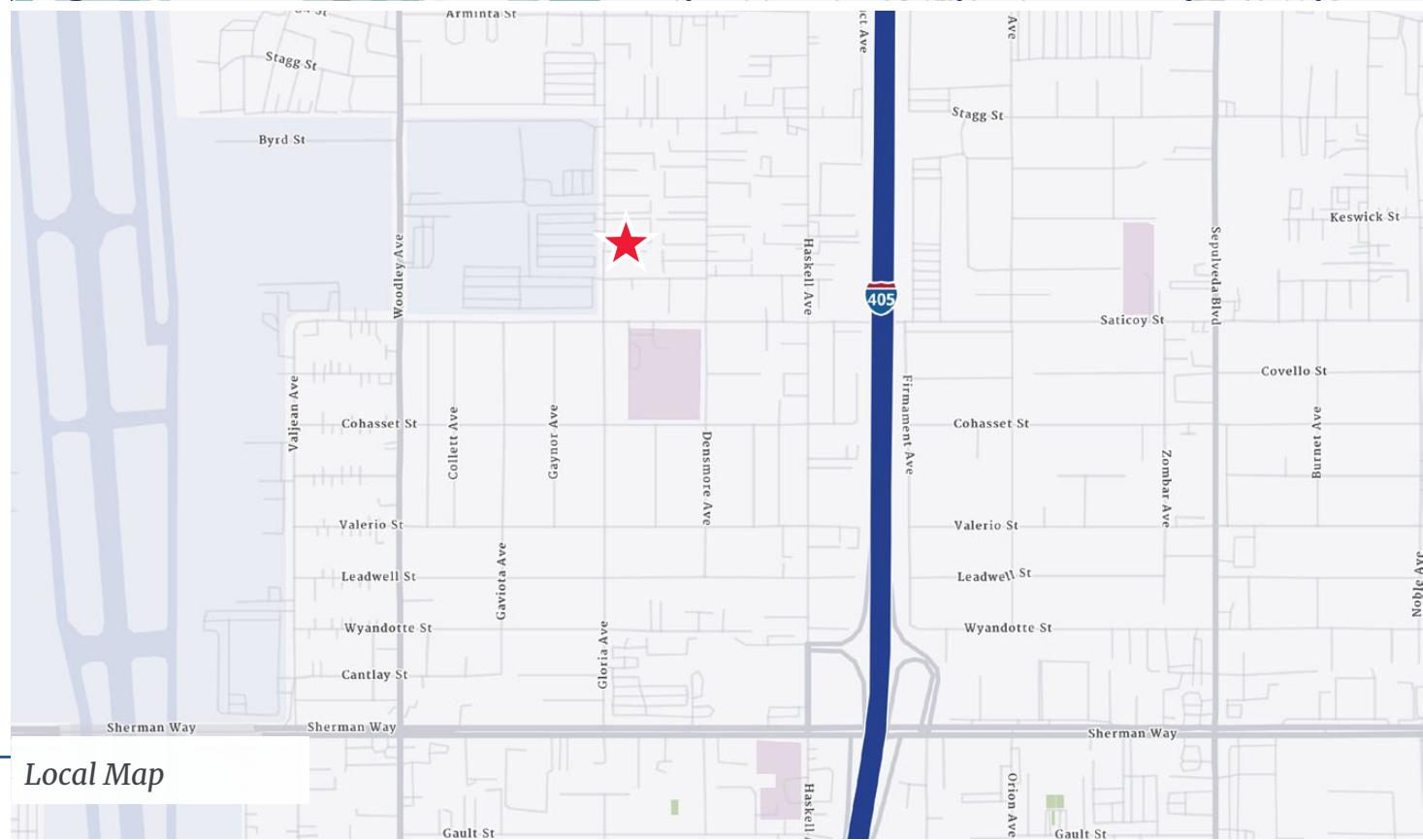
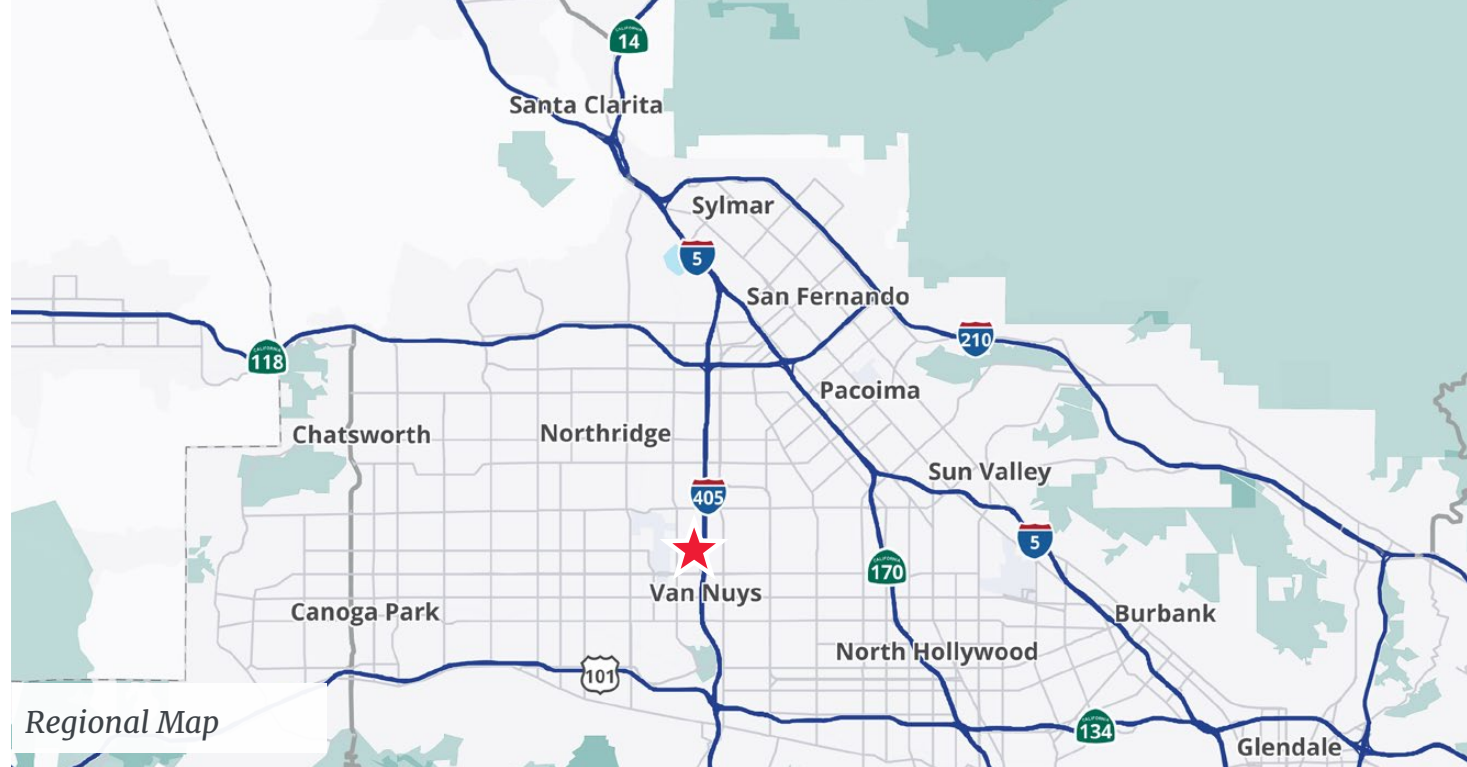
Interior Photos



Layout



Location Maps





Accelerating success.

Contact Info

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203
www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers