

**FOR SALE**

7650 Gloria Ave  
Van Nuys, CA 91406

11,900 SF Industrial Building

**Colliers**



**Billy Walk**

License No. 01398310

+1 818 334 1898

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**David Harding**

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**Kevin Carroll**

License No. 02078759

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Kevin.Carroll@colliers.com

Accelerating success.

# Property Highlights



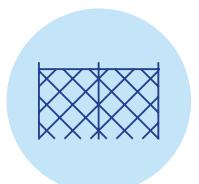
Prime Location  
in the Heart of the Valley



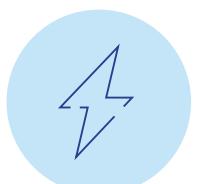
Adjacent to Van Nuys Airport  
Location



Minutes to  
405/101 Freeways



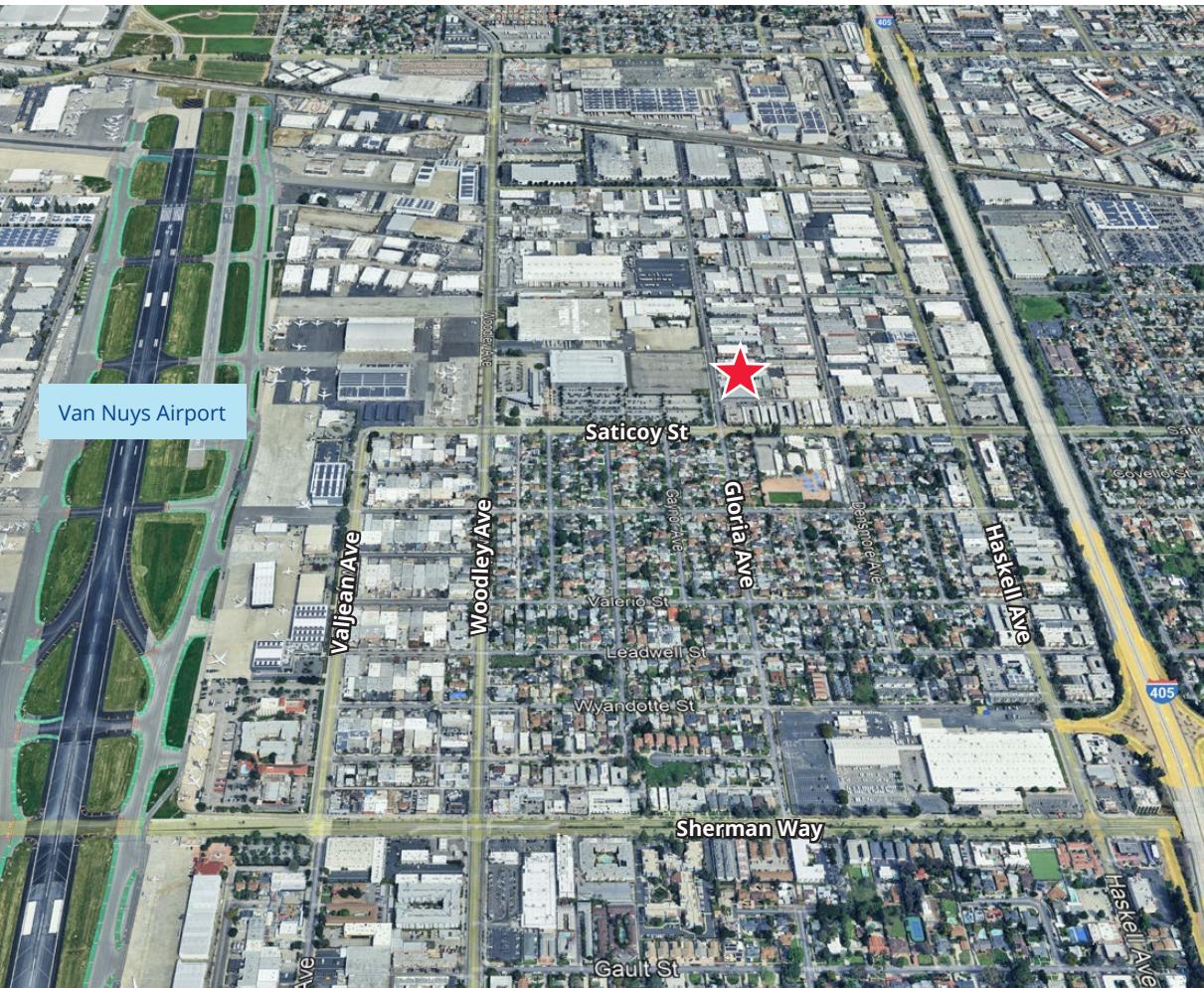
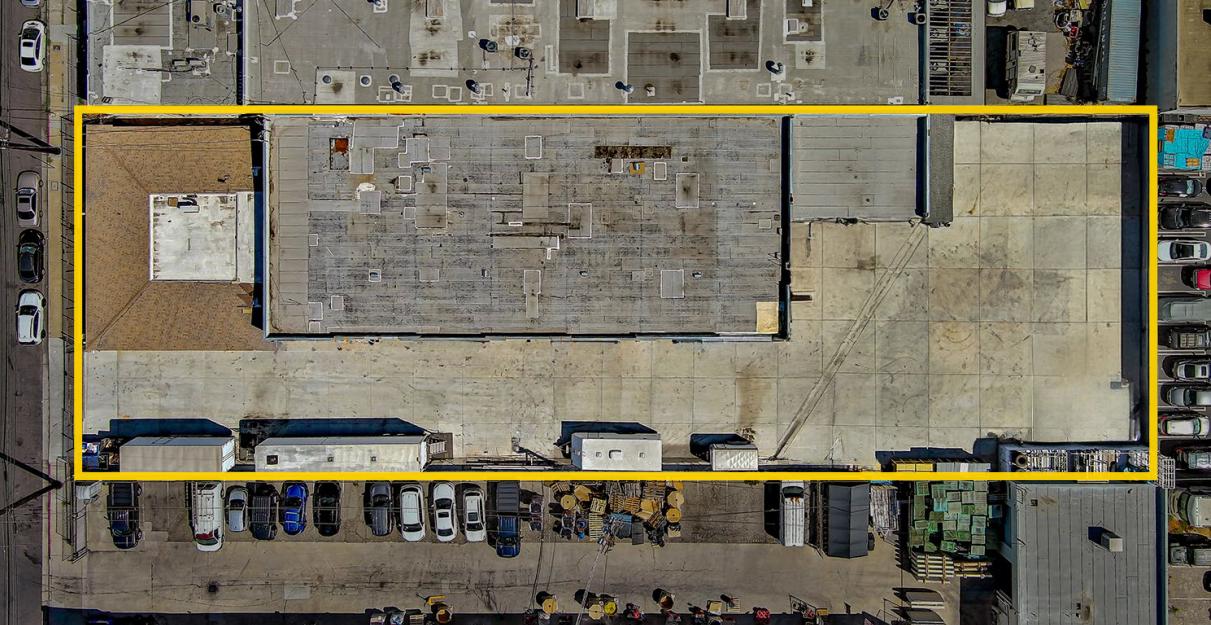
Oversized, Private, Gated Yard  
with Newly Poured Concrete



Upgraded and Well-Distributed  
Power



Recently Renovated Offices



# Building Information



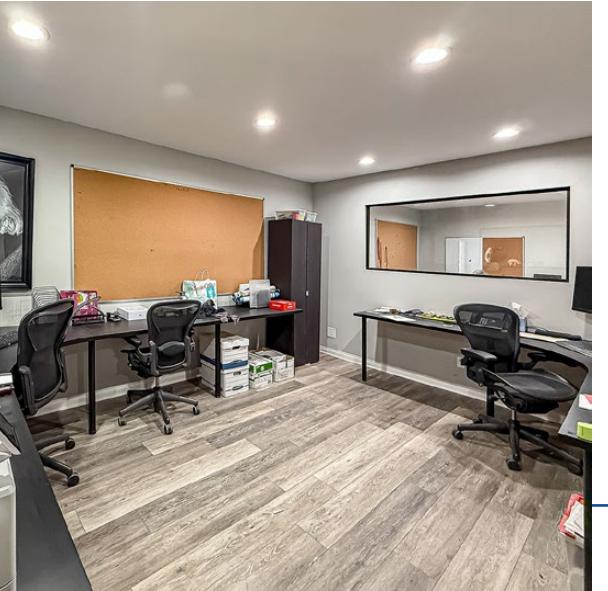
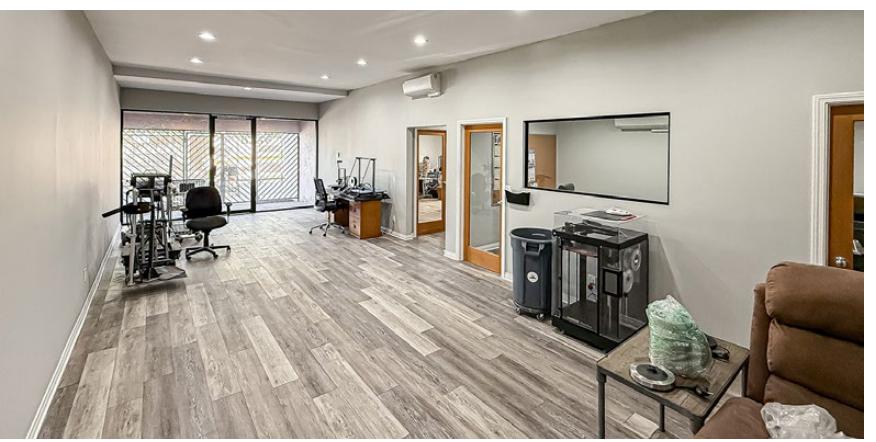
<b>Sale Price</b>	\$6,425,000
<b>Sale Price PSF</b>	\$539.92
<b>Available SF</b>	11,900
<b>Lot Size</b>	0.69 AC / 30,040 SF
<b>Clear Height</b>	14'-15'
<b>GL Doors / Dim</b>	4 / (3) 10'x12'; (1) 9'x11'
<b>Power</b>	400A, 120/240V, 3Ph, 3W
<b>Parking Spaces / Ratio</b>	55 / 4.62:1 (Estimated)
<b>Office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

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

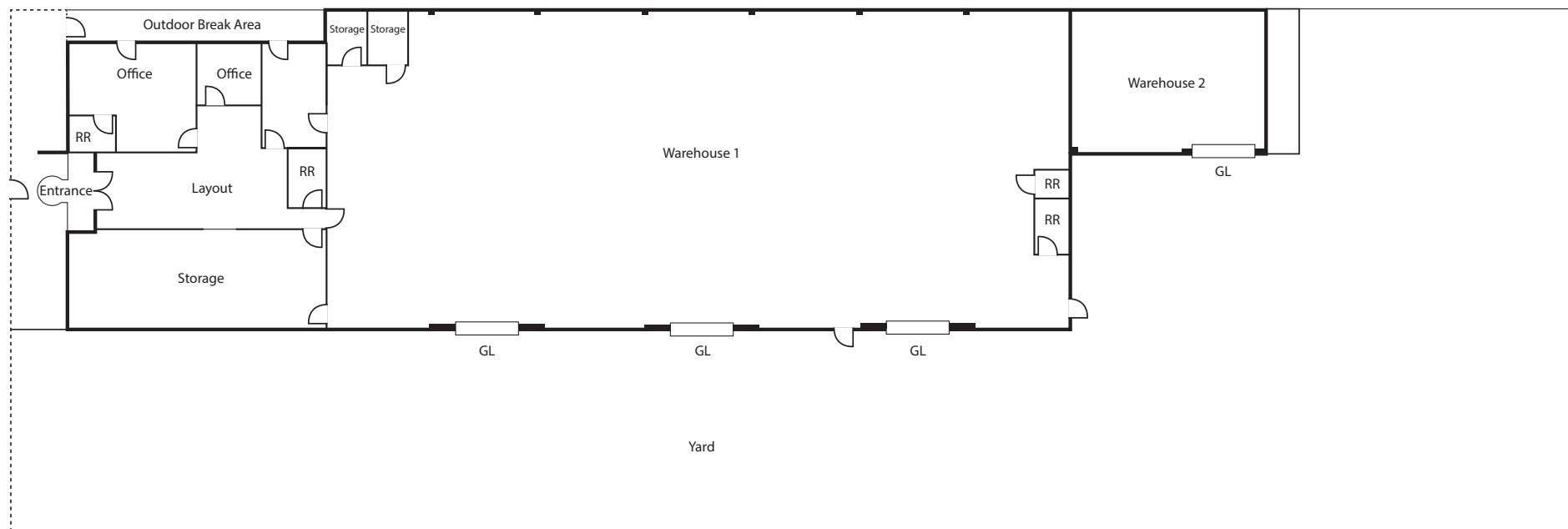
## Exterior Photos



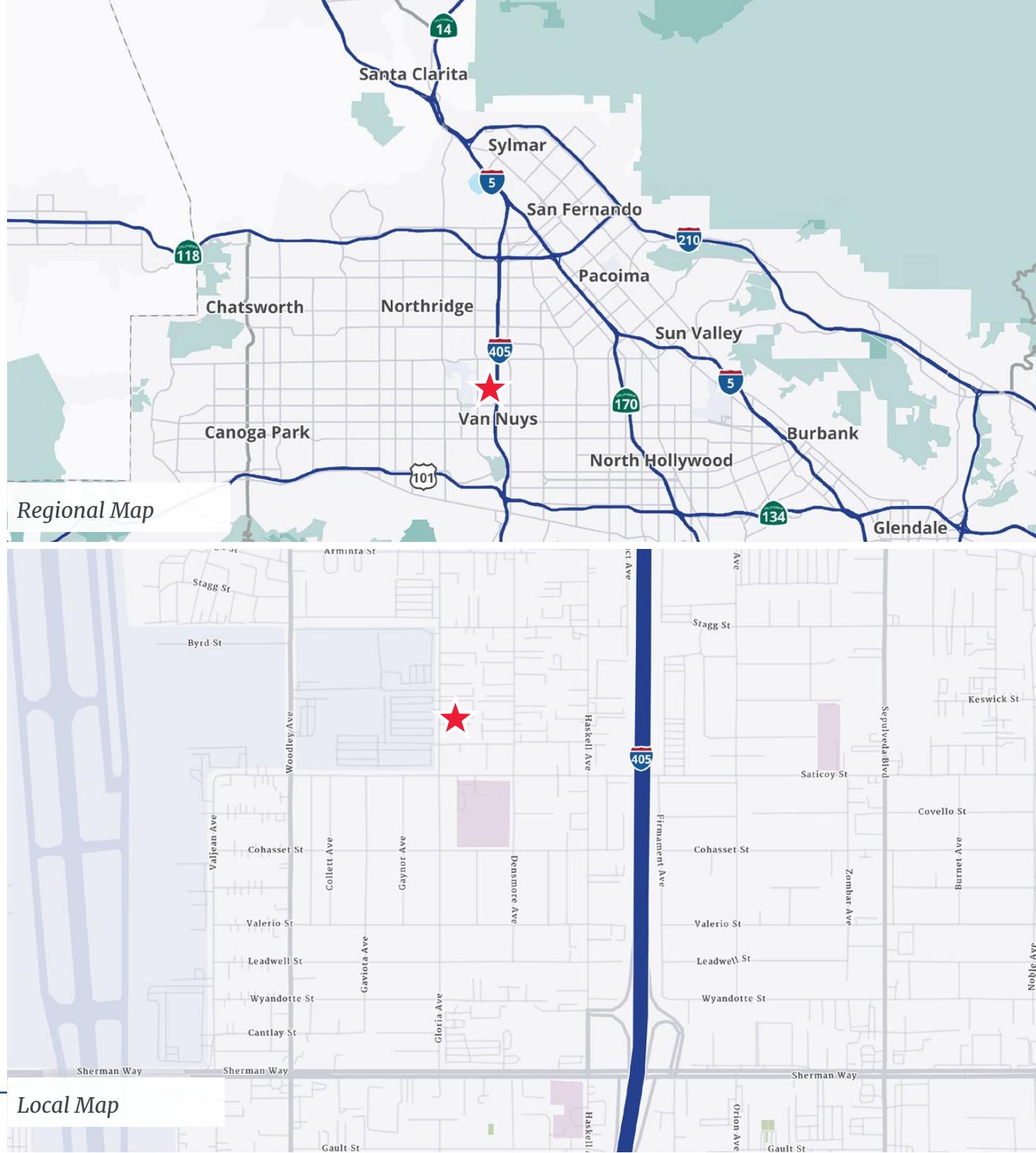
## Interior Photos



# Layout



# Location Maps





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#### Contact Info

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