

# REMAX

COMMERCIAL



## Prime Industrial/Flex Space in Van Nuys

14641-14643 Lull St, Van Nuys, CA 91405

Excellent opportunity to lease an industrial/flex property in the heart of Van Nuys. Two contiguous units offering 775-2,200 SF of flexible warehouse space with roll-up doors, high ceilings, and secure gated parking. Available now.

# Property Overview

## Flexible Configuration

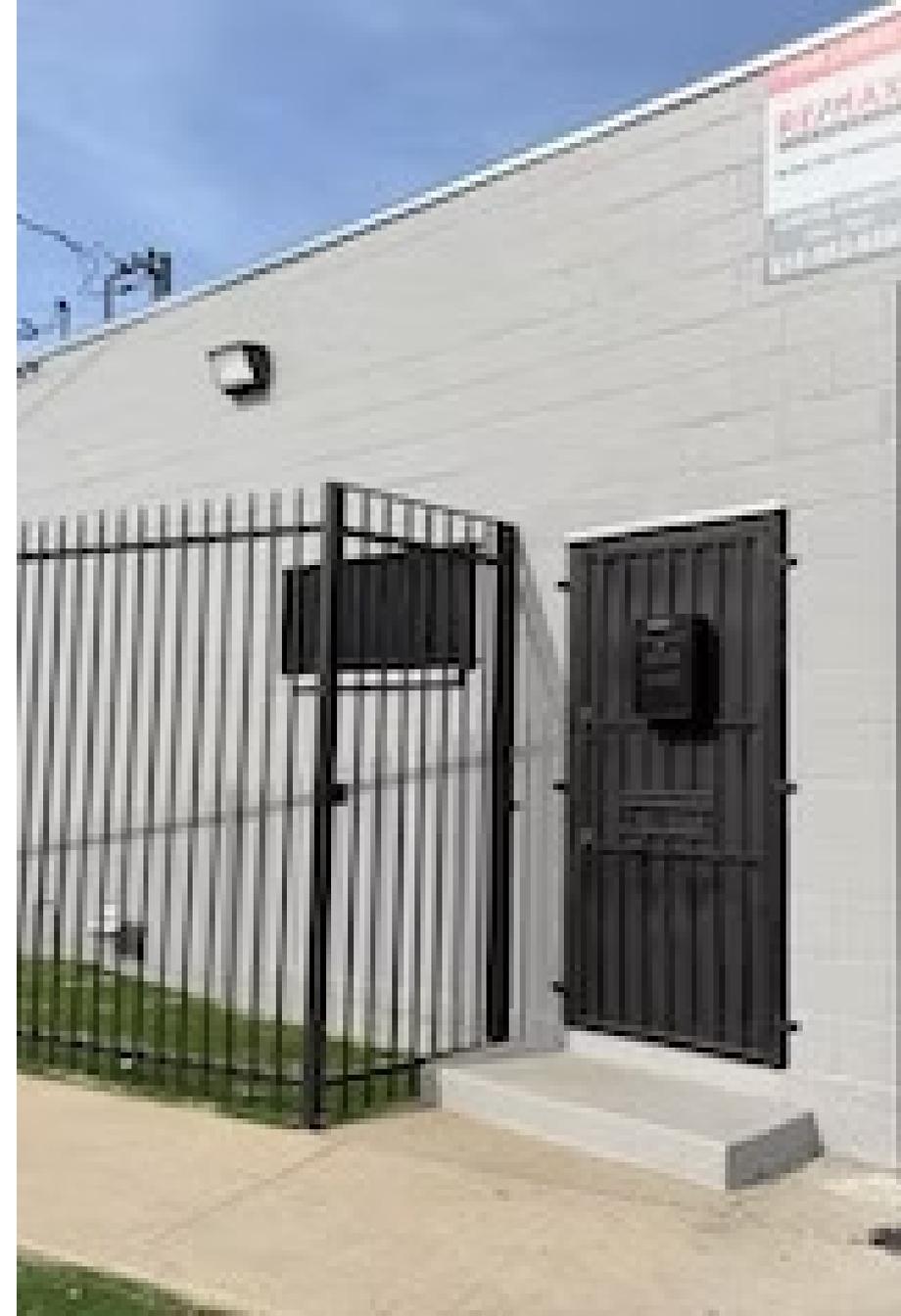
Two contiguous units (14641 and 14643 Lull Street) offering divisible space from 775 to 2,200 SF for various industrial uses

## Prime Van Nuys Location

Centrally located in the San Fernando Valley with easy access to 405, 5, and 118 freeways

## Key Features

Two roll-up doors, high ceilings, private offices, warehouse areas, and secure gated parking



# Space Details

## Available Space

775 - 2,200 SF (divisible)

## Property Type

Industrial/Flex Warehouse

## Availability

Now

## Lease Terms

Negotiable

## Service Type

NNN

# LAM1 Zoning Advantages

LAM1 zoning offers broad flexibility, permitting a diverse range of light industrial and manufacturing activities, which is ideal for businesses looking for adaptable space.

→ **Light Manufacturing**

→ **Storage and Distribution**

→ **Assembly Operations**

→ **Auto-related Businesses**

→ **Contractor Operations**

→ **Warehouse/Flex Space**



## **Strategic San Fernando Valley Location**

Situated in central Van Nuys, this location offers unparalleled access to three major freeways: the 405, 5, and 118. Nestled in the heart of the San Fernando Valley industrial corridor, it provides convenient connectivity to key transportation routes and major distribution centers, making it ideal for streamlined logistics and business operations.



## Property Features & Amenities



### Two Roll-Up Doors

For easy loading and unloading operations.



### High Ceilings

Ideal for vertical storage and specialized equipment.



### Warehouse & Work Areas

Flexible space designed for various operational needs.



### Secure Gated Access

Ensuring enhanced safety and peace of mind.



### Ample On-Site Parking

Convenient for both employees and customers.

# Flexible Space Configuration

1

## Total Building Area & Divisibility

Total Building Area of **2,200 SF** with a Minimum Divisible space of **775 SF**.

2

## Contiguous Units & Leasing

Comprised of two contiguous units: **14641 & 14643 Lull Street**. These can be leased separately or together.

3

## Flexible & Efficient Design

Features flexible layouts accommodating various industrial needs and an efficient industrial design for functional workflow.





# Building Features

- **Year Built: 1955**

A well-maintained industrial property.

- **Functional Design**

Optimized for efficient industrial operations.

- **High Ceiling Clearance**

Ideal for equipment and storage needs.

- **Multiple Access Points**

Equipped with convenient roll-up doors.

- **Durable Construction**

Built to last and suitable for diverse industrial uses.

# Exterior Views

- **Overall Facade**

Showcasing the overall facade and architectural design.

- **Parking Areas**

Secure and spacious private gated parking for tenants and visitors.

- **Warehouse Spaces**

High-ceiling, flexible warehouse interiors for various industrial uses.

- **Office Areas**

Modern and functional office spaces, designed for productivity.

- **Loading Access**

Convenient roll-up door access points for efficient loading and unloading.

# Ideal for Multiple Industries

**Light  
Manufacturing  
& Assembly**

**Storage &  
Distribution  
Operations**

**Auto-Related  
Businesses**

**Contractor &  
Trade  
Operations**

**Warehouse &  
Logistics**

**Small Business  
Owner-Users**



# Location Advantages



**Central San Fernando Valley position**



**Minutes from 405, 5, and 118 freeways**



**Access to major distribution corridors**



**Proximity to suppliers and customers**



**Strong industrial market with established businesses**



**Convenient to workforce population centers**



## Parking & Access

- Private gated parking lot for security
- Ample on-site parking for employees and customers
- Two roll-up doors for efficient loading/unloading
- Easy truck access and maneuvering
- Secure facility with controlled access
- Convenient for daily operations

# Flexible Leasing Options

- Space available: 775 SF to 2,200 SF
- Lease one unit or both contiguous spaces
- Negotiable lease terms to fit your business needs
- Competitive rental rates (upon request)
- Immediate availability



# Investment Highlights

**Established Van Nuys industrial location**

**Flexible space configurations**

**LAM1 zoning with diverse use options**

**Strong San Fernando Valley market**

**Immediate occupancy available**

**Functional design with modern amenities**

# Property Highlights

**2,200 SF**

Total Rentable Area

**775 SF**

Minimum Divisible Space

**2 Units**

Contiguous Spaces

For flexibility

**3**

Freeways Access

Easy access to 405, 5, 118

**LAM1**

Zoning

Versatile for industrial uses

# Schedule Your Tour Today

Ready to See This Property?



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**Contact us today to schedule a private showing and discuss lease terms.**



# Disclaimer & Confidentiality Notice

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