

Situated In The Heart Of The San Fernando Valley With Convenient Access To The 405, 101, And 118 Freeways, This Institutionally Owned And Managed 1.98-Acre Industrial Site Presents A Prime Opportunity For Tenants, Featuring Outside Storage And Ample Parking, A Benefit Stemming From Its Unique Shape, Zoning, And Functionality.

**86,459 SF OF LAND AVAILABLE FOR LEASE**

7817 Haskell Avenue | Van Nuys, CA

**EXTREMELY RARE M2 ZONED INDUSTRIAL LOT**

Unique Combination of Excess Parking, Outdoor Storage, Office, and Open Warehouse

# Property Features

7817 HASKELL AVENUE



## PROPERTY HIGHLIGHTS

- 86,459 SF Lot
- 5,066 SF Office Building
- 2,770 SF Warehouse/Overhang Space
- \$0.70/PSFL/NNN Lease Rate
- \$0.17/PSFL/NNN Expenses
- Up to 400 Amps; 120/240 Volts Capacity
- M2 Zoning
- Paved and Fenced Yard
- Functional Rectangular Shape

Property Photos

7817 HASKELL AVENUE



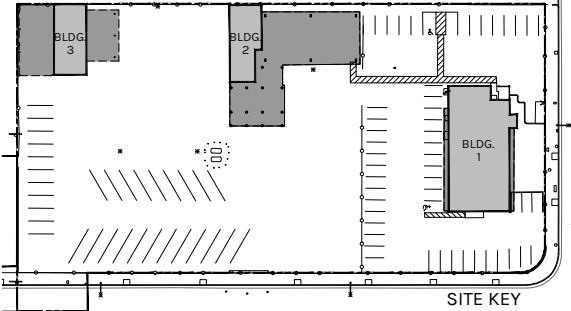
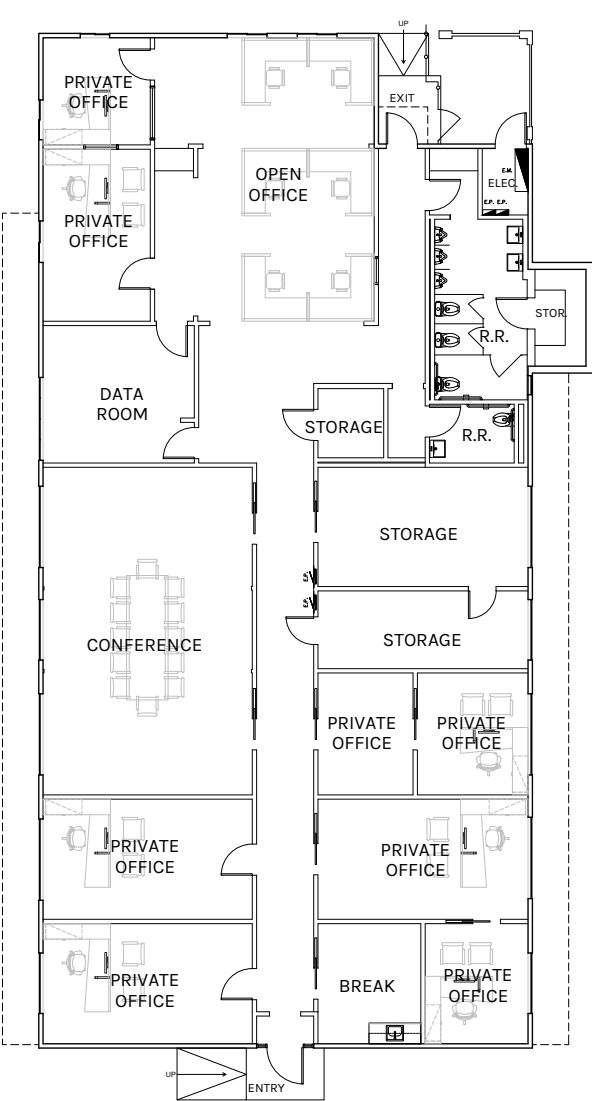
# Property Photos

7817 HASKELL AVENUE



# Floor Plan - Building 1

7817 HASKELL AVENUE

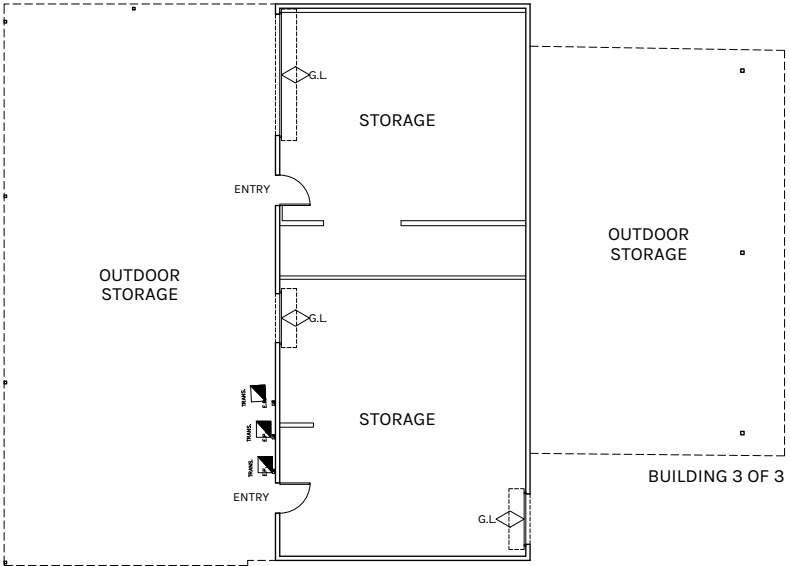
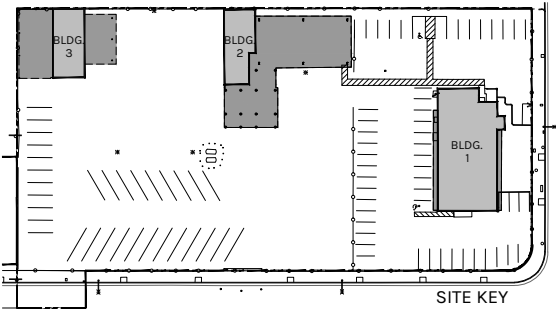
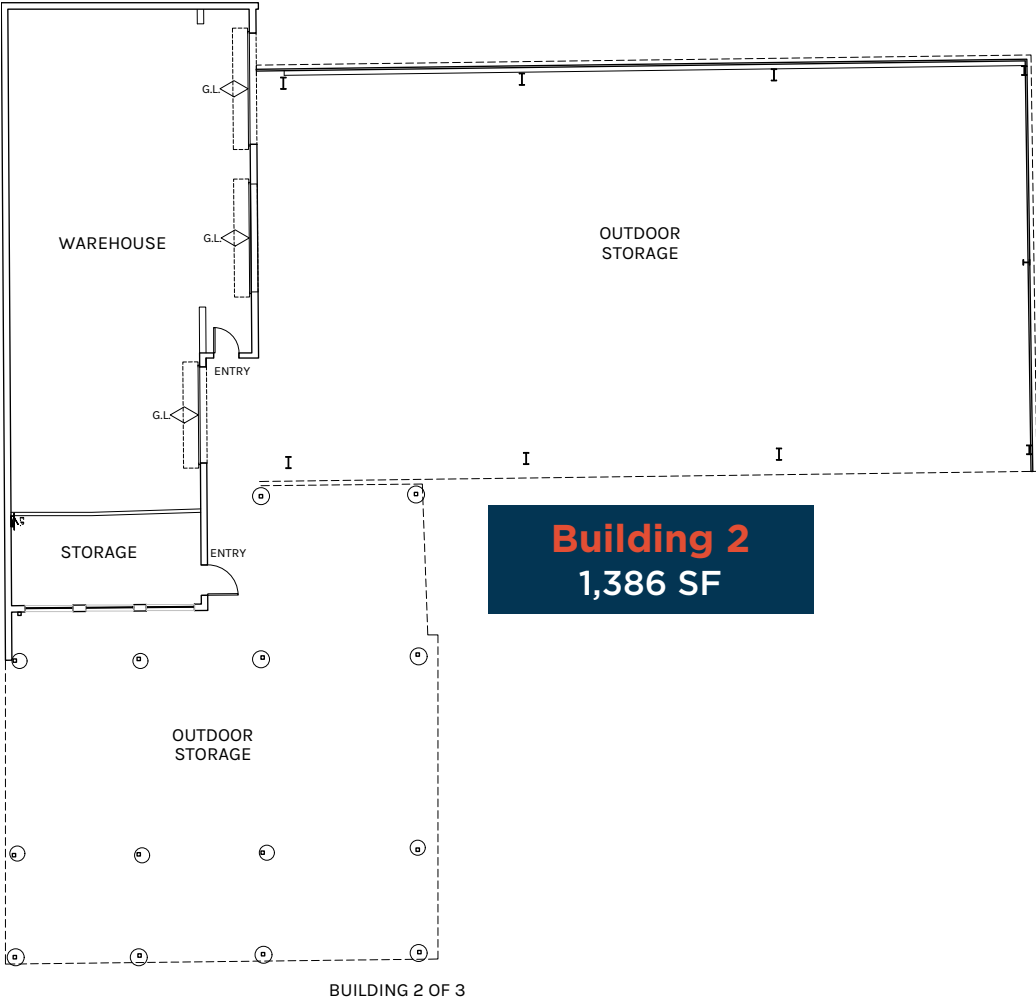


**Building 1**  
5,066 SF

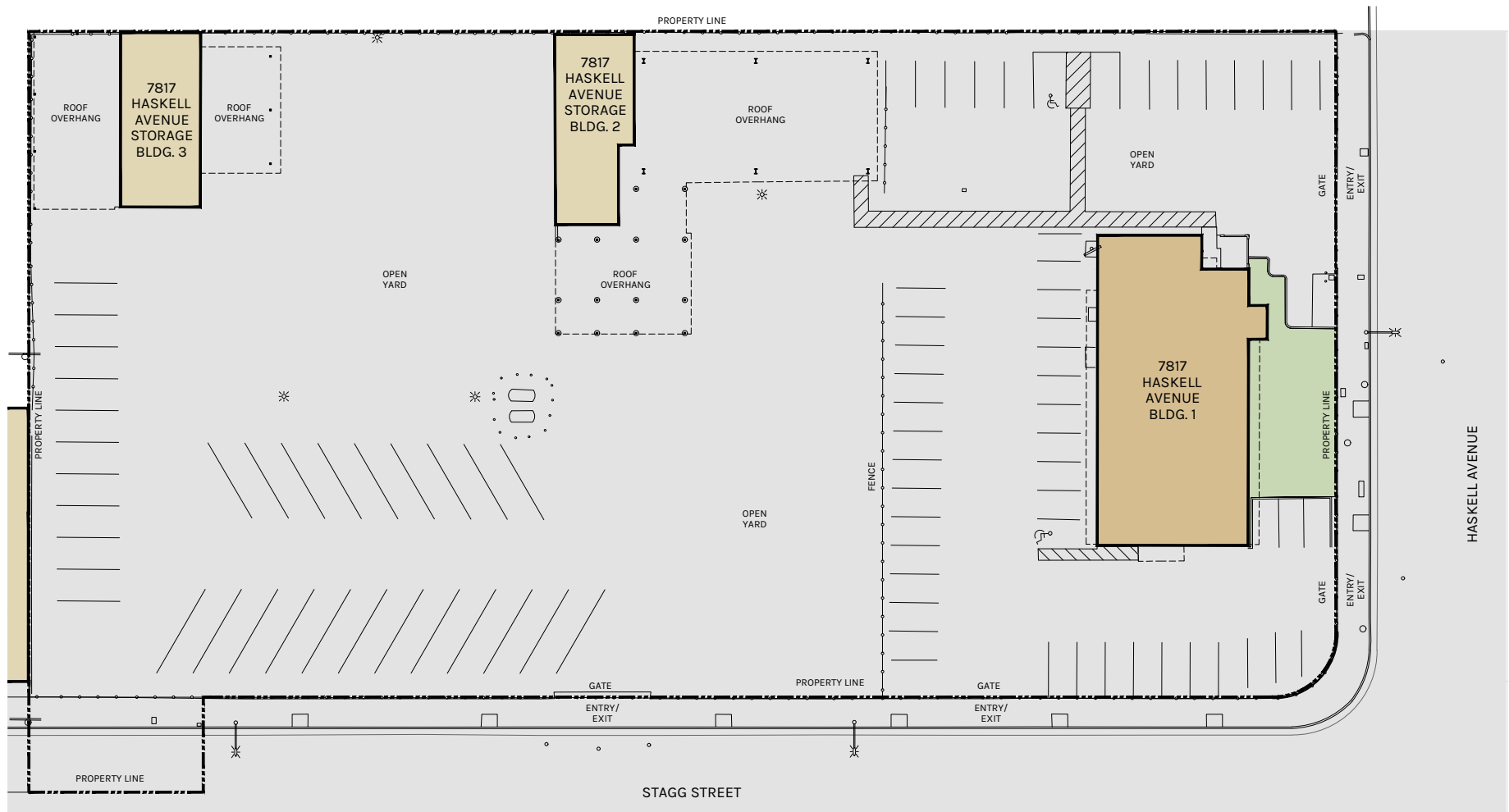
BUILDING 1 OF 3



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A SALE OR LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



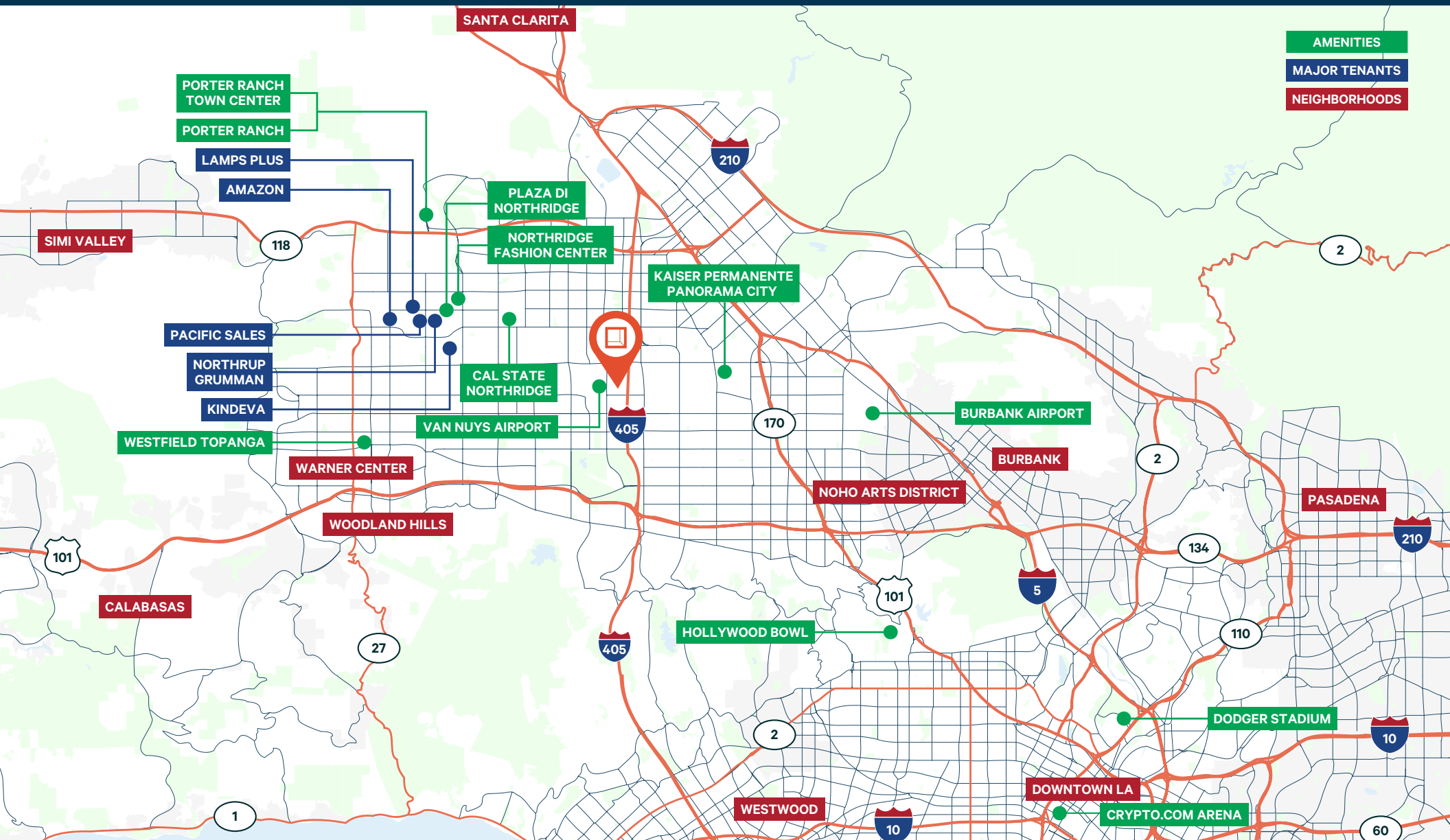
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# Property Location

7817 HASKELL AVENUE



**8.3 Miles**

To Hollywood  
Burbank Airport

**20.4 Miles**

To Downtown  
Los Angeles

**43 Miles**

To Ports of Los Angeles/  
Long Beach

**210, 118, I-5, US-101, 405**

Immediate Access and  
Close Proximity



**Rexford  
Industrial**

## **Contact:**

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