



7050 Valjean Ave, Van Nuys, CA

45,600 SF Industrial Building for Lease

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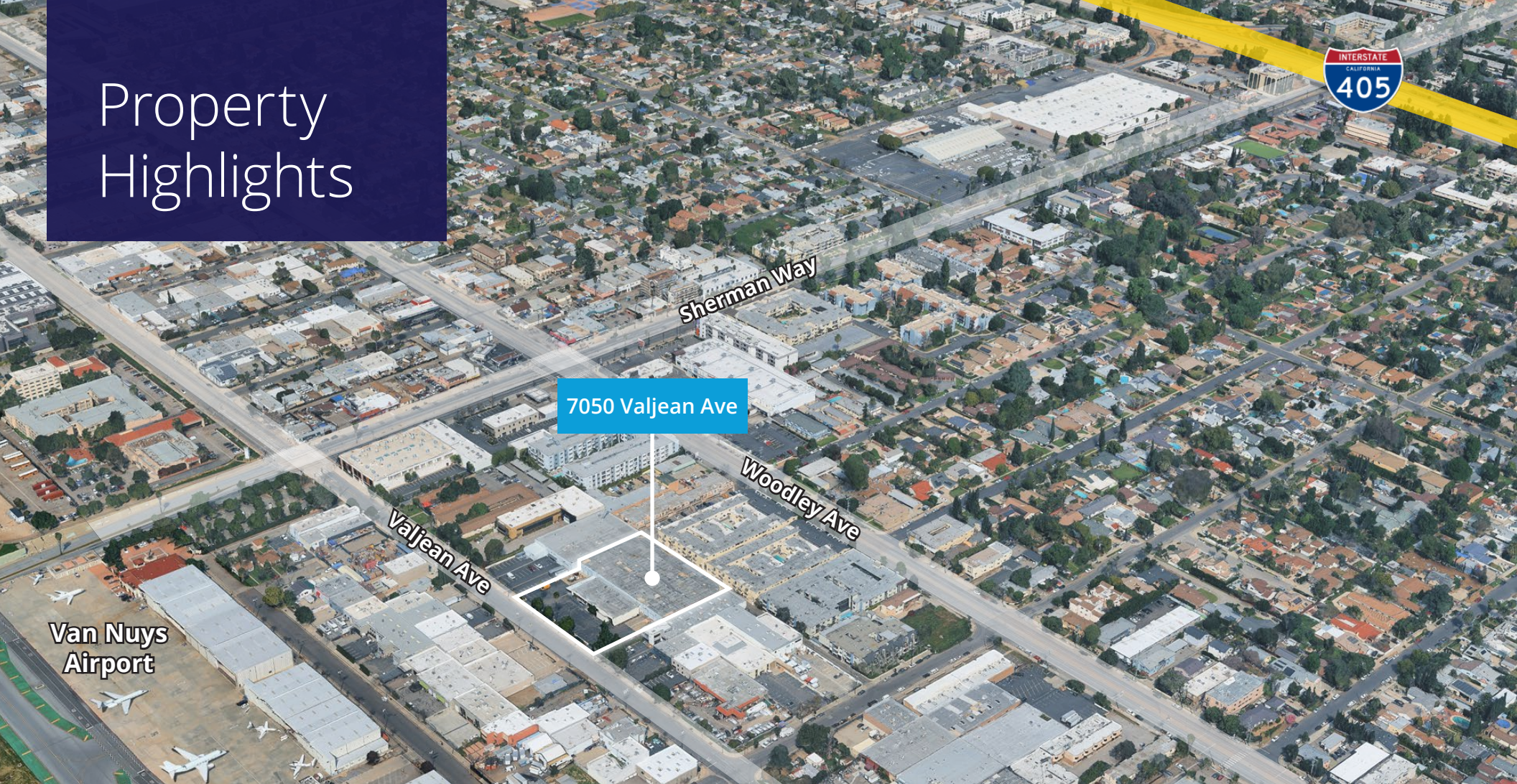
Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Property Highlights



Valjean @ Sherman Way:
Prime SFV Location!



Less than 1 Mile to
the 405 Freeway



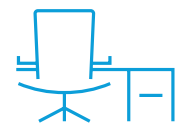
10 Miles to
West LA!



4 Dock High & 2 Oversized
Ground Level Doors



1600 Amp
Electrical Service

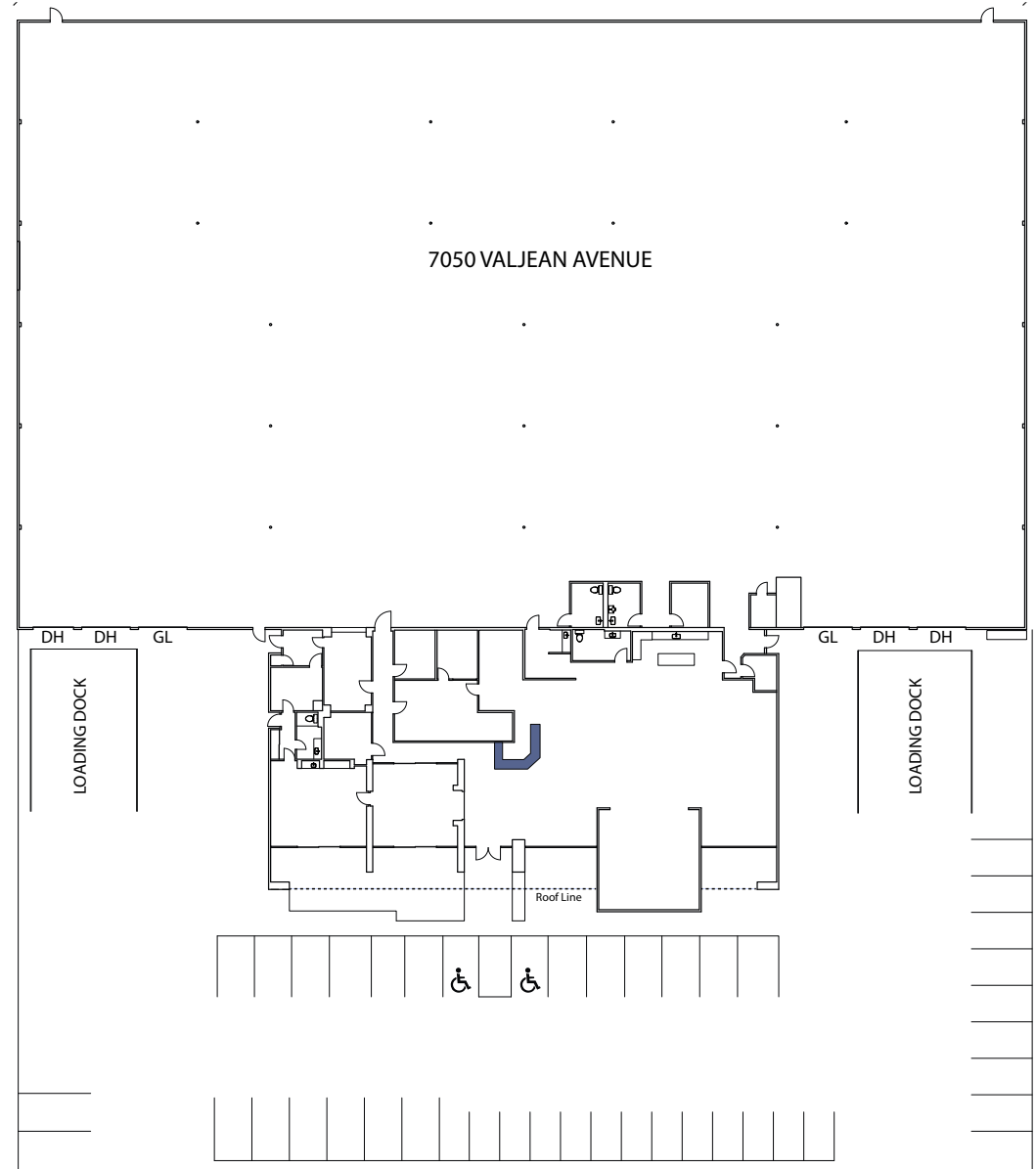


Open Bullpen Office
Design with Floor to
Ceiling Windows

Property Specifications

Available SF	45,600
Office SF / #	7,172 / 7
Clear Height	16'
DH Doors / Dim	4 / (3) 12'x12', (1) 10'x12'
GL Doors / Dim	2 / 12'x16'
Power	1600A, 120/208V, 3Ph, 4W
Parking Spaces / Ratio	44 / 0.96:1
Restrooms	4
Sprinklered	Yes
Fenced Yard	Yes
Zoning	M1
Year Built	1979
Monthly Rent	\$67,944
Lease Rate PSF	\$1.49 NNN / Op.Ex. \$0.21
To Show	Call Agent

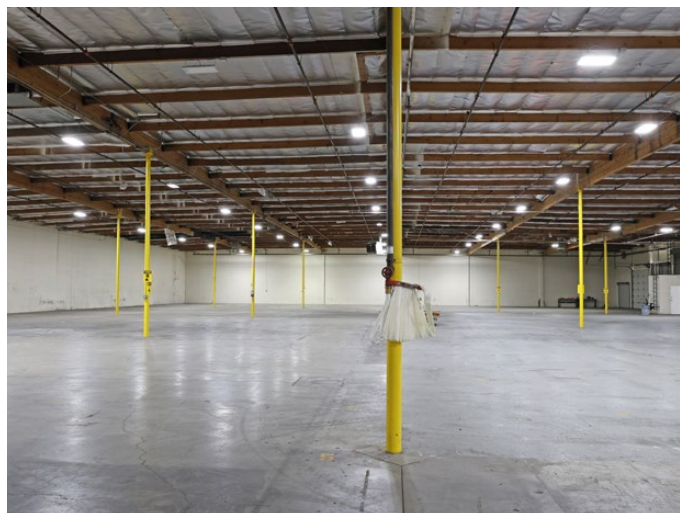
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



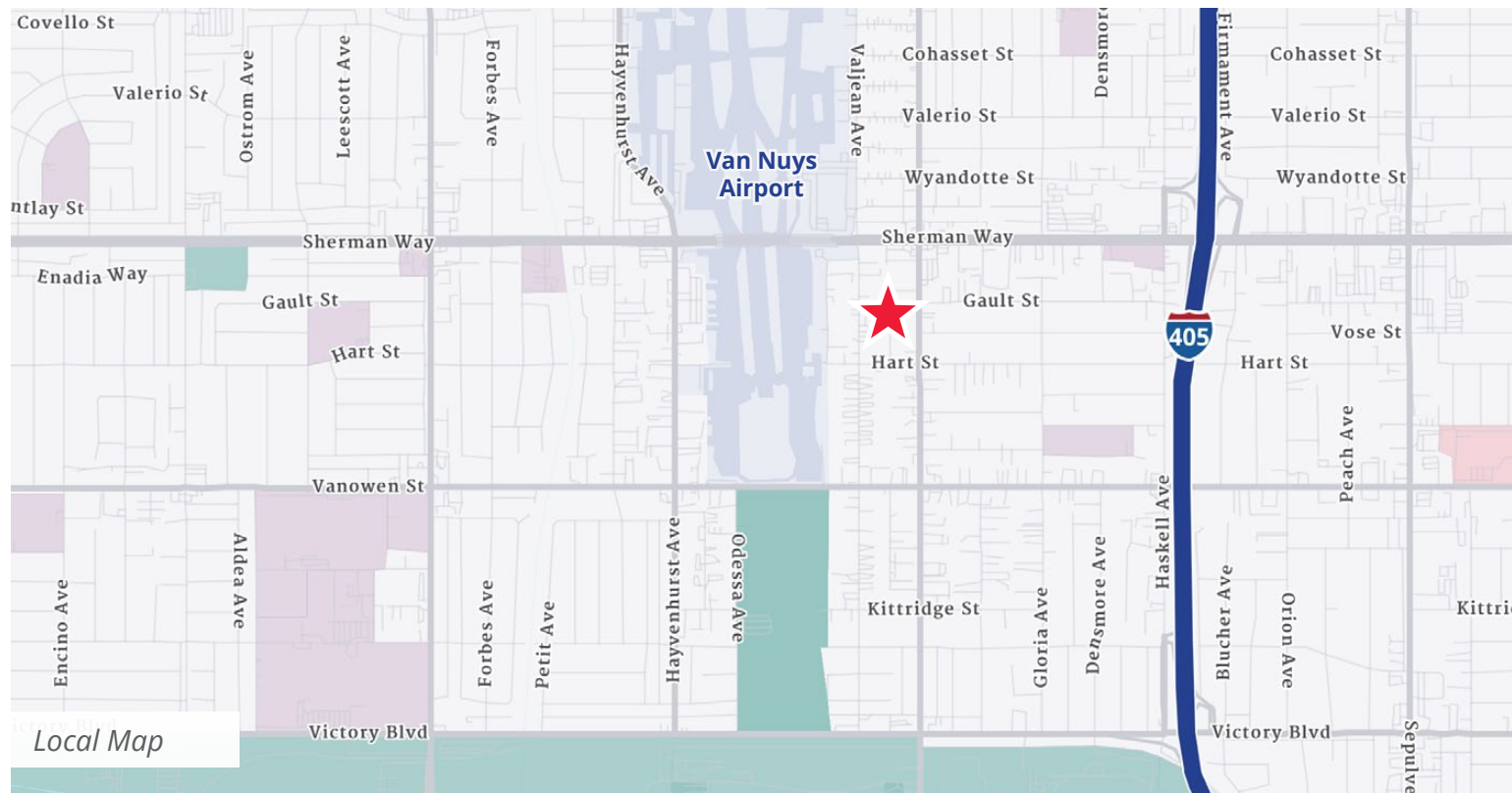
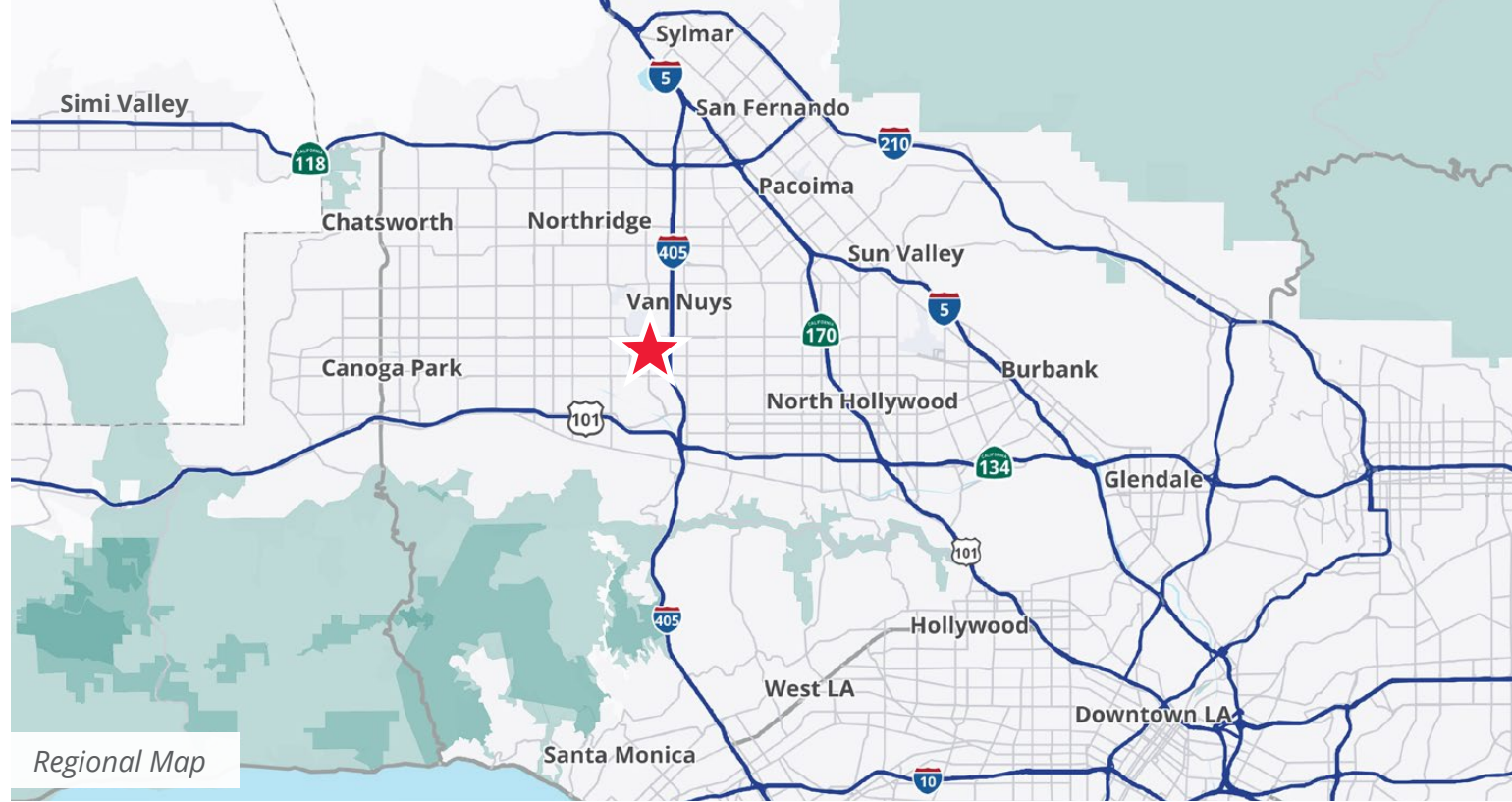
Exterior Photos



Interior Photos



Location Maps





Accelerating success.

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