

Industrial For Lease

Available SF: 1,380

Total Building SF: 50,000



Address: 7647 Hayvenhurst Ave., Unit 33, Van Nuys, CA 91406
Cross Streets: Saticoy St / Hayvenhurst Ave.
Park Name:

****PRIME VAN NUYS AIRPORT ADJACENT****
****FULL HVAC - END UNIT - MODERN PAINT DESIGN INSIDE****
****CURRENT DESIGN IS 2/3 OFFICE WITH PRIVATE OFFICES****
****FREE MEZZANINE STORAGE ABOVE THE OFFICES****

Lease Rate/Month: \$3,243
Lease Rate/SF: \$2.350
Lease Type: MG
Terms: 3-5 Years
Price/SF: \$0.000
Sale Price: \$0
Taxes: /Yr.
Available SF: 1,380
Minimum SF: 1,380
Prop Lot Size: 86,260 SF / 1.9 AC
Yard: No
Zoning: M2

Construction Type: Concrete Block
Const Status/Year Blt: Existing/1989
Sprinklered: No
Ground Lvl Drs/Dim: 1 / 10x10
Dock High/Dim:
Clear Height: 13'
Heat/Cool: Heating Ventilation AC
Roof Type: Laminated/GLU Wood Beam
A: 100 V: 120-208 Ø: 3 W: 4
Prkg Ratio: 2 :1/Spaces:
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 850 /4
Restrooms: 1
Office Air: Yes Office Heat: Yes
Finished Ofc Mezz: No SF:
Include In Available:
Unfinished Mezz: Yes SF: 330
Include In Available: No
Possession: Date: 08/01/24
To Show: Call Broker
Region: LA Northwest
Thomas Guide: 531-E3
APN#: 2205-009-004

Listing Company: Delphi Business Properties, Inc. (818) 780-7878

Agents: Mike Hooker (818) 933-7108

Property/Listing/Ste #: AIR Use Only

Listing Date: AIR Use Only

FTCF: CB250N000S000/AOAA

Notes: CAM Fees \$0.09/SF. Lessee to verify all information.

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

Proceed to the 2nd page of this form and complete all fields.



7647 Hayvenhurst Ave, Unit 33, Van Nuys

