

# 14748 Keswick St,

VAN NUYS, CA



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**OFFERED  
EXCLUSIVELY BY:**

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# The Offering

Graystone Capital Advisors is pleased to present the opportunity to acquire 14748 Keswick Street, Van Nuys, CA, a strategic single-tenant industrial warehouse with fully built-out, licensed cannabis cultivation and distribution infrastructure. The property consists of a 4,985-square-foot building situated on a 0.16-acre parcel in the core of the Van Nuys industrial market, one of the most supply-constrained submarkets in the San Fernando Valley.

The asset benefits from flexible LAM1 zoning, approximately 800 amps of LADWP-approved power (installed ~5 years ago), and a high-quality, turnkey cultivation buildout featuring modern HVAC, electrical, irrigation, and environmental control systems. The property is ideally suited for an owner-user operator seeking a fully operational cannabis facility or a traditional industrial user with the ability to repurpose the improvements.

Strategically located near the I-405 and US-101 freeways and approximately 0.5 miles from the future East San Fernando Valley Light Rail line, the property offers exceptional connectivity and long-term positioning. With industrial availability under 10,000 SF hovering near 3.5%, the offering presents a rare opportunity to acquire functional small-bay product in a high-demand infill market.

The facility is currently configured to support ~1,000–1,500 lbs of annual production, depending on operational strategy and strain selection, providing immediate operational capability and significant value in the existing improvements.

<b>Address</b>	<b>14748 Keswick St,</b>
City, State Zip	Van Nuys, CA 91405
APN	2210-028-008
Year Built/Renov.	1968
Gross Leaseable Area	4,985
Lot Area (SF/AC)	6,882 / 0.16
Type of Ownership	Fee Simple
Real Estate Price	\$2,100,000
Business Price	\$1,200,000
Total Asking Price	\$3,300,000

# Pricing

## Real Estate Pricing

Asking Price	\$2,100,000
Building Price/SF	\$421.26
Land Price/AC	\$13,125,000
Land Price/SF	\$305.14

## Business Pricing

Asking Price	\$1,200,000
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## Total Pricing

Total Asking Price	\$3,300,000
Building Price/SF	\$661.99
Land Price/AC	\$20,625,000
Land Price/SF	\$479.51

# Real Estate Highlights



## Prime Infill Location with Strong Demographics

Located in the heart of Van Nuys, this property serves a dense population of over 332,000 residents within a 3-mile radius. This exceptional density creates an ideal environment for last-mile distribution. The site offers immediate access to a robust consumer base of **103,000 households**, positioning it perfectly to meet the growing demand for rapid delivery and logistics services within the central San Fernando Valley.



## Excellent Freeway & Regional Connectivity

The property boasts excellent connectivity, situated just 1.5 miles from I-405 and 3.5 miles from US-101. This strategic position links tenants to West Los Angeles and Ventura County. Additionally, the future **East SFV Light Rail** line will enhance local transit options. This combination of major freeway access and developing public infrastructure ensures seamless transport for goods and employees across the region.



## Rare Small-Bay Industrial Opportunity with Flexible Zoning

The Van Nuys market faces a critical shortage of industrial buildings under 10,000 SF, driving competition for available space. With vacancy rates for small-bay product hovering near 3.5% and virtually no new supply due to land constraints, this asset represents a rare opportunity. The high demand from local service providers ensures strong long-term value retention.



## Transit Access & Proximity to Key Economic Drivers

Situated just 1.5 miles from **Van Nuys Airport (VNY)**, the property benefits from a thriving aerospace and defense cluster. This proximity provides a stable demand base from related industries and contractors. The location is further strengthened by nearby major retailers and medical centers, creating a resilient economic ecosystem that supports consistent industrial activity.

# Cultivation Highlights



## Licensed Cannabis Cultivation & Distribution Facility

Fully built-out and operational with licenses in place, allowing for immediate use by an owner-operator.



## Robust Power Infrastructure ( $\pm 800$ Amps LADWP Approved)

Fully permitted and installed electrical system (~5 years old), supporting high-intensity cultivation operations.



## High-End Cultivation Buildout with Scalable Design

Multiple flower, veg, clone, and dry rooms with ~1,600 SF of flowering canopy, designed for efficient workflow and the ability to convert back to double-stack configuration if desired.



## Advanced Environmental & Irrigation Systems

Equipped with TrolMaster automation, Aqua-X irrigation controls, Netafim filtration, and reverse osmosis water systems, enabling precise control over climate and feeding cycles.



## Modern HVAC & Dehumidification Systems

Includes multiple 5-ton Daikin 3-phase AC units, Quest 506 dehumidifiers, and ducting systems designed to eliminate mold and condensation issues.



## Turnkey Operation with Proven Production Capacity

Facility is currently capable of producing approximately 1,000–1,500 lbs annually, depending on strain and operating strategy.

**14748**  
**KESWICK STREET**  
**LOS ANGELES, CA**



**LULL ST**

**KESWICK ST**

# VAN NUYS, LA

Van Nuys serves as a dense industrial and residential hub within the San Fernando Valley, acting as a critical infill logistics point bridging the gap between major industrial centers and residential neighborhoods. The area boasts a robust immediate population of approximately 332,076 residents within a three-mile radius, supporting over 103,000 households. With a median household income of roughly \$61,481 and a well-established workforce employed in manufacturing and logistics, Van Nuys offers a stable and active consumer base. This density, coupled with the submarket's strategic location, drives consistent demand for last-mile distribution and flexible industrial space to service the surrounding community.

The region's economic vitality is anchored by superior connectivity and diverse employment drivers. The nearby Van Nuys Airport, one of the world's busiest general aviation hubs, hosts major tenants like Clay Lacy Aviation and Jet Aviation, while Kaiser Permanente Panorama City Medical Center serves as a key healthcare anchor. The location offers immediate access to the I-405 and US-101 corridors, facilitating rapid transport to West Los Angeles and Ventura County. Future growth is further supported by the \$3.6 billion East San Fernando Valley Light Rail Transit Project, anticipated to open in 2031, which will enhance accessibility and solidify Van Nuys' position as a premier commercial and civic center in the Valley.



## Local Population (3-Mile)

Van Nuys has a population of 332,000+ residents, offering a diverse and strong customer base for businesses.



## Total Households

The area contains 103,000+ households, providing a stable market with a variety of potential consumers.



## Median Household Income

With a median income of \$61,451, Van Nuys has a middle-income population, ideal for a range of businesses.



## Future Infrastructure

A \$3.6B light rail project will improve transportation and boost local growth, enhancing access to the area.

# Amenities Map



# About the Company

Graystone Capital Advisors is a full-service brokerage company that focuses on providing clients with long-term investment strategies. In addition to advisory services, we take pride in empowering our clients to achieve their aspirations through the acquisition, disposition, and leasing of Commercial Real Estate. Our specialties range from retail, office, and industrial properties, to multifamily and mixed-use properties as well.

With nearly 100 years of combined experience in the industry, we have always focused on providing our clients with a combination of proven strategies and forward-thinking culture that uses the latest technologies to create seamless Commercial Real Estate experiences. Throughout this journey, we have developed a special set of skills that aim to inspire others as they have inspired us. Our specialization in retail, office, industrial, multifamily, and mixed-use properties has allowed us to set positive benchmarks within our industry for years to come.



# Contact Information



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