

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

6842

For Sale

6842-6846 Valjean Ave Van Nuys, CA 91406

17,682 SF Industrial Building

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

David Harding

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Kevin Carroll

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Kevin.Carroll@colliers.com

Accelerating success.

Property Highlights



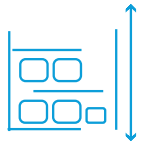
Prime Location in the Heart of the Valley;
Van Nuys Airport Location



Close Proximity to
405 / 101 Freeway



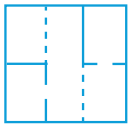
Heavy, Well-Distributed Power



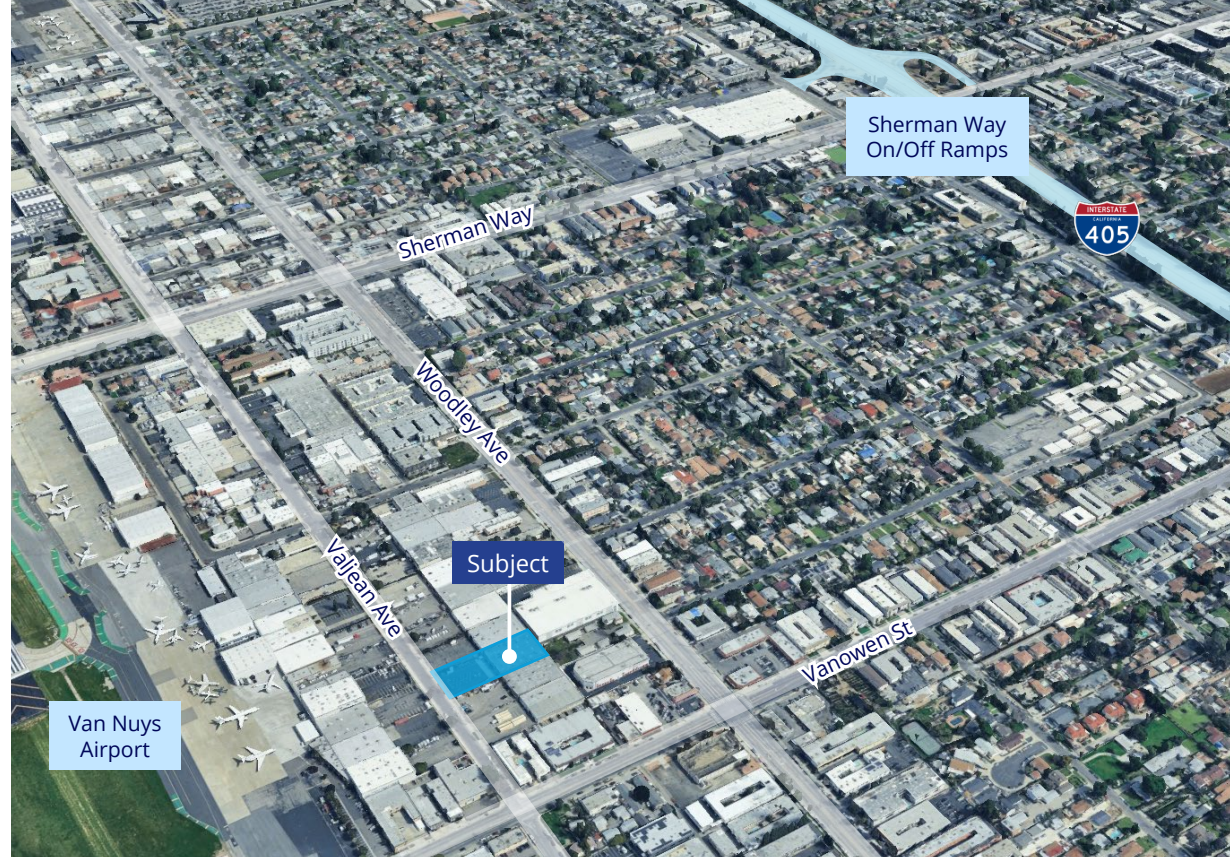
17' - 21' Ceiling Clearance



Large, Private Gated Yard
with 2 Access Points



Easily Divisible Layout





Building Information

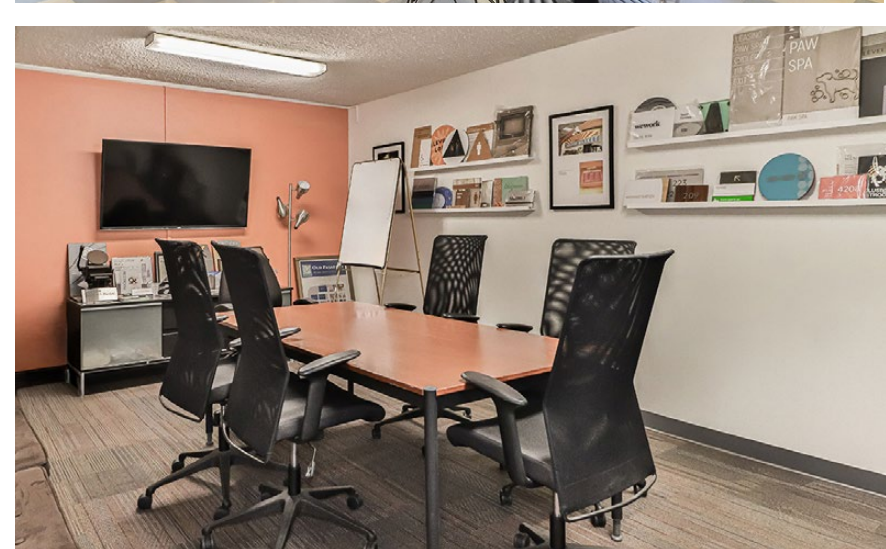
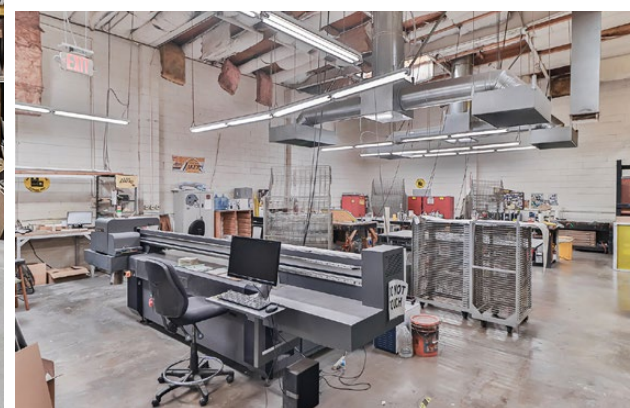
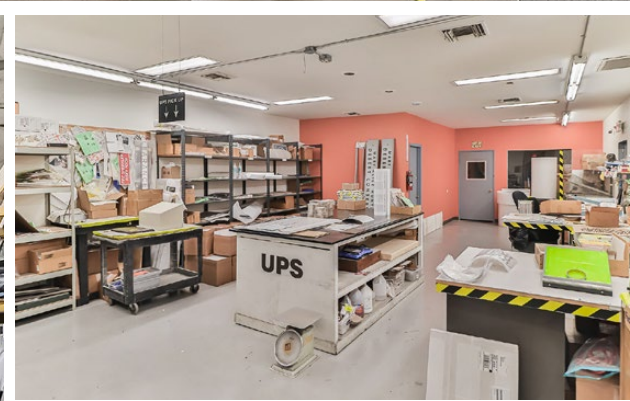
Sale Price	\$6,175,000
Sale Price PSF	\$349.23
Available SF	17,682
Lot Size	0.69 AC / 29,998 SF
Clear Height	17'-21'
GL Doors / Dim	2 / 10'x14'
Power	2 Power Panels: 1) 600A, 120/240V, 1Ph, 3W 2) 400A, 240V, 3Ph, 4W
Parking Spaces / Ratio	30 / 1.70:1
Office SF / #	6,308 / 15
Restrooms	7
Yard	Fenced / Paved
Year Built	1973
Zoning	M1 / P1
APN	2224-025-029
Possession	Call Agent
To Show	Call Agent - DO NOT GO DIRECT!

Notes: Quoted electrical service based on power panel info. Buyer to verify service with licensed electrician & confirm zoning allows buyer's use.

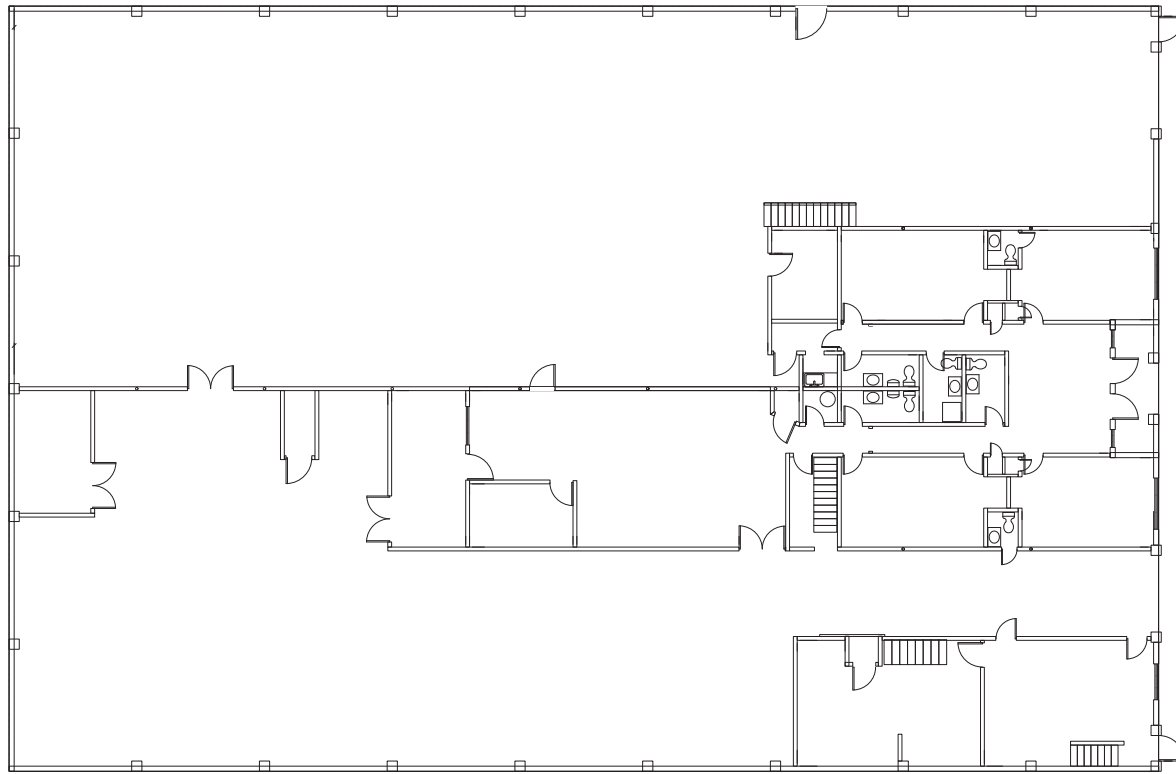
Exterior Photos



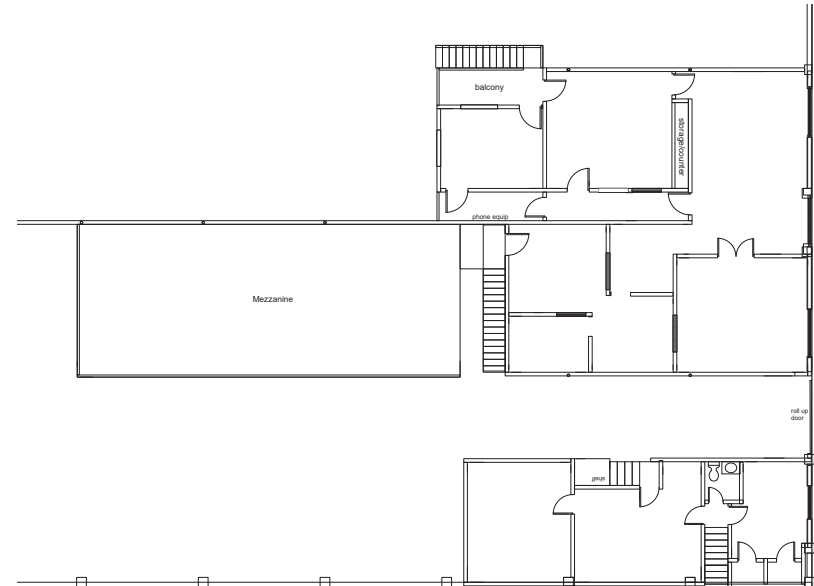
Interior Photos



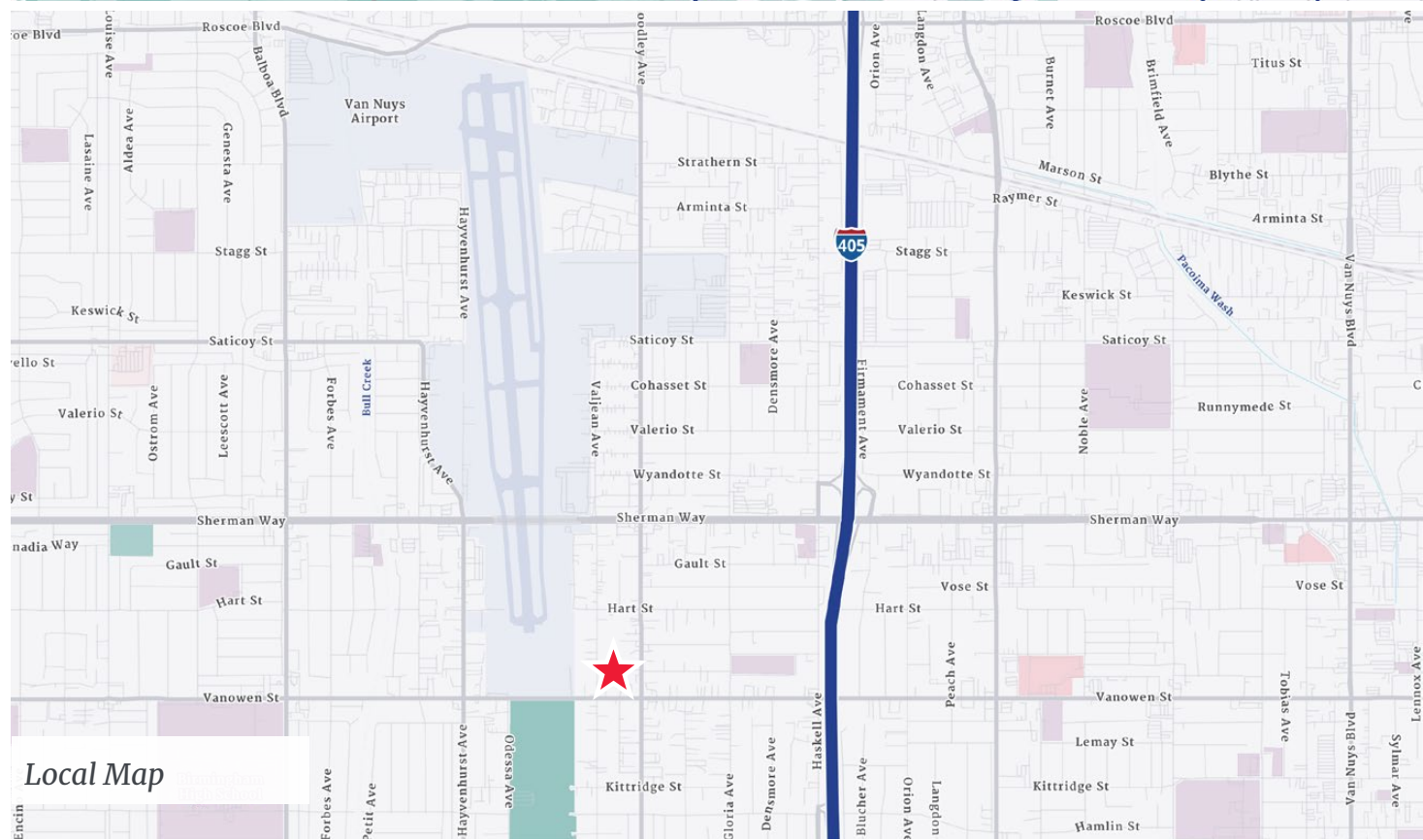
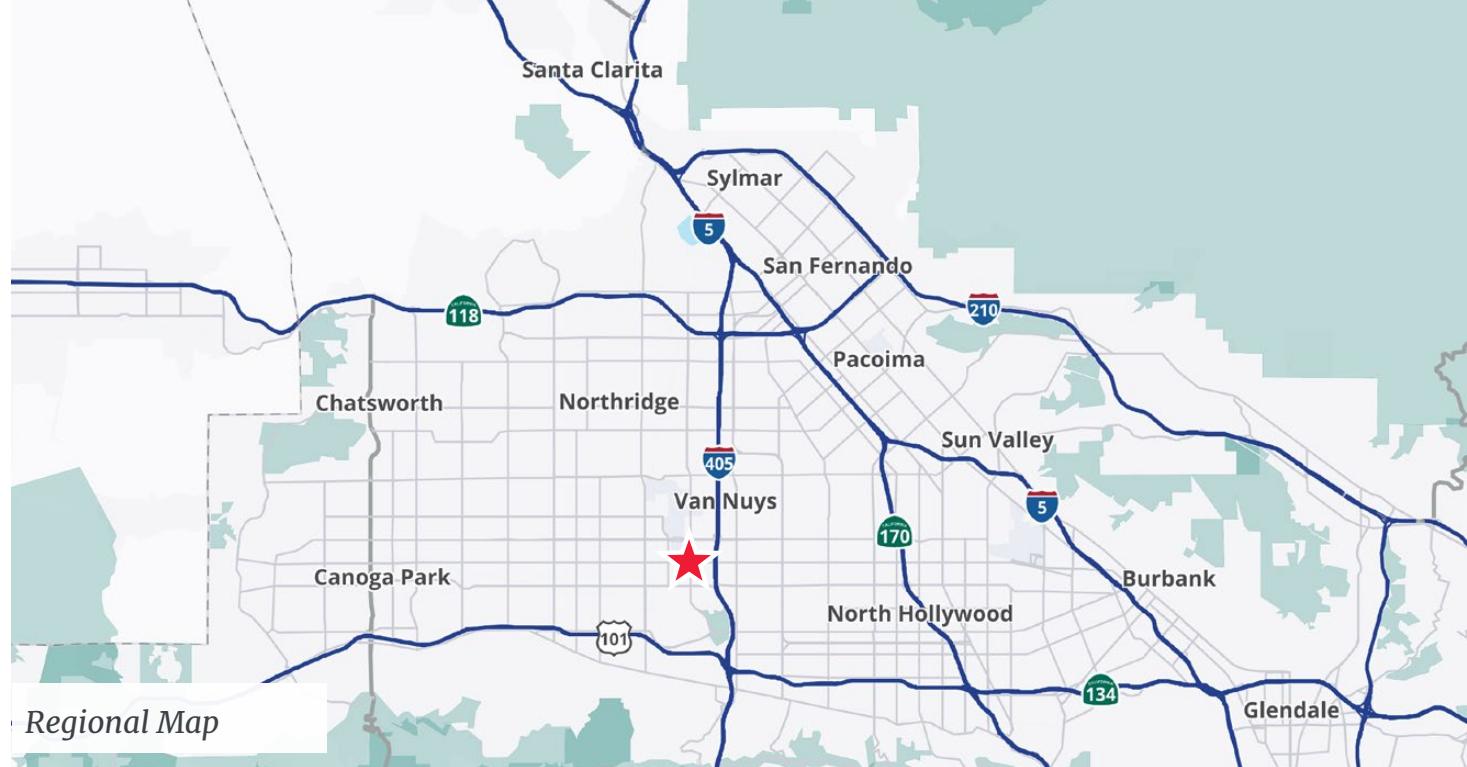
Layout



1st Floor



2nd Floor



Location Maps



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Contact Info

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