

**FOR SALE | 80,745 SF LAND - 2 PARCELS**

**8144 HASKELL AVE., VAN NUYS CA**



**EXCLUSIVELY LISTED BY:**

**Nigel Stout**

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## 8144 Haskell Ave Van Nuys, CA 91406



**Land Size**  
80,767 SF



**Two Parcels:**  
(60,374 SF  
& 20,393 SF)



**APN #:**  
2673-022-038  
& 048



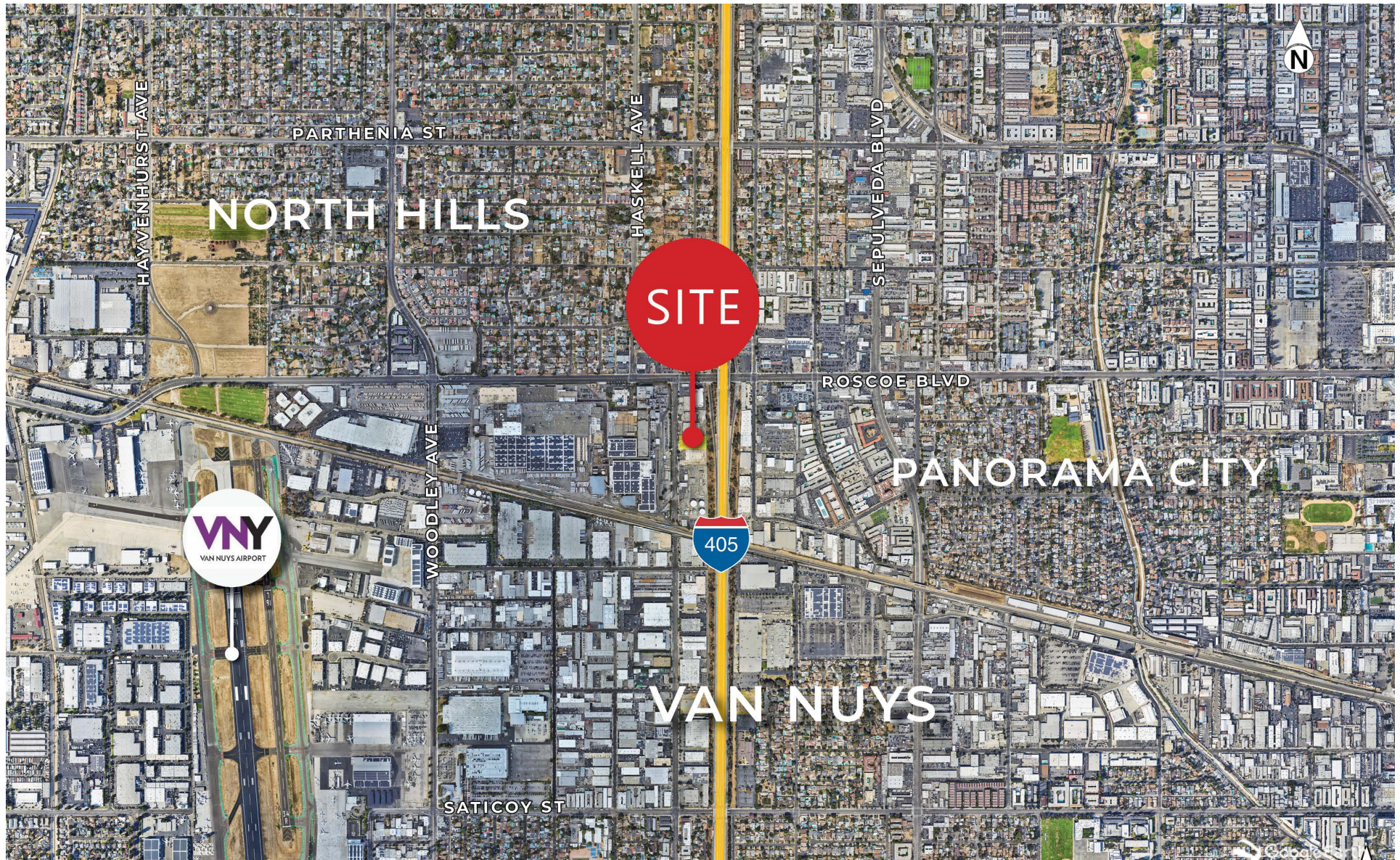
**Zoning:**  
City of Los Angeles  
M2-1

## Property Highlights

- Great Development Site
- Good size - 80,745 square feet of land. 2 Legal parcels
- Freeway Adjacent - Good amount of freeway frontage
- Great Access for distribution.
- Heart of the San Fernando Valley
- Favorable Zoning M2-1
- 2 Legal Parcels
- Large Population Base
- Great demand for High Quality Industrial Warehouses
- Low Industrial Vacancy
- Paved Site (mostly concrete)

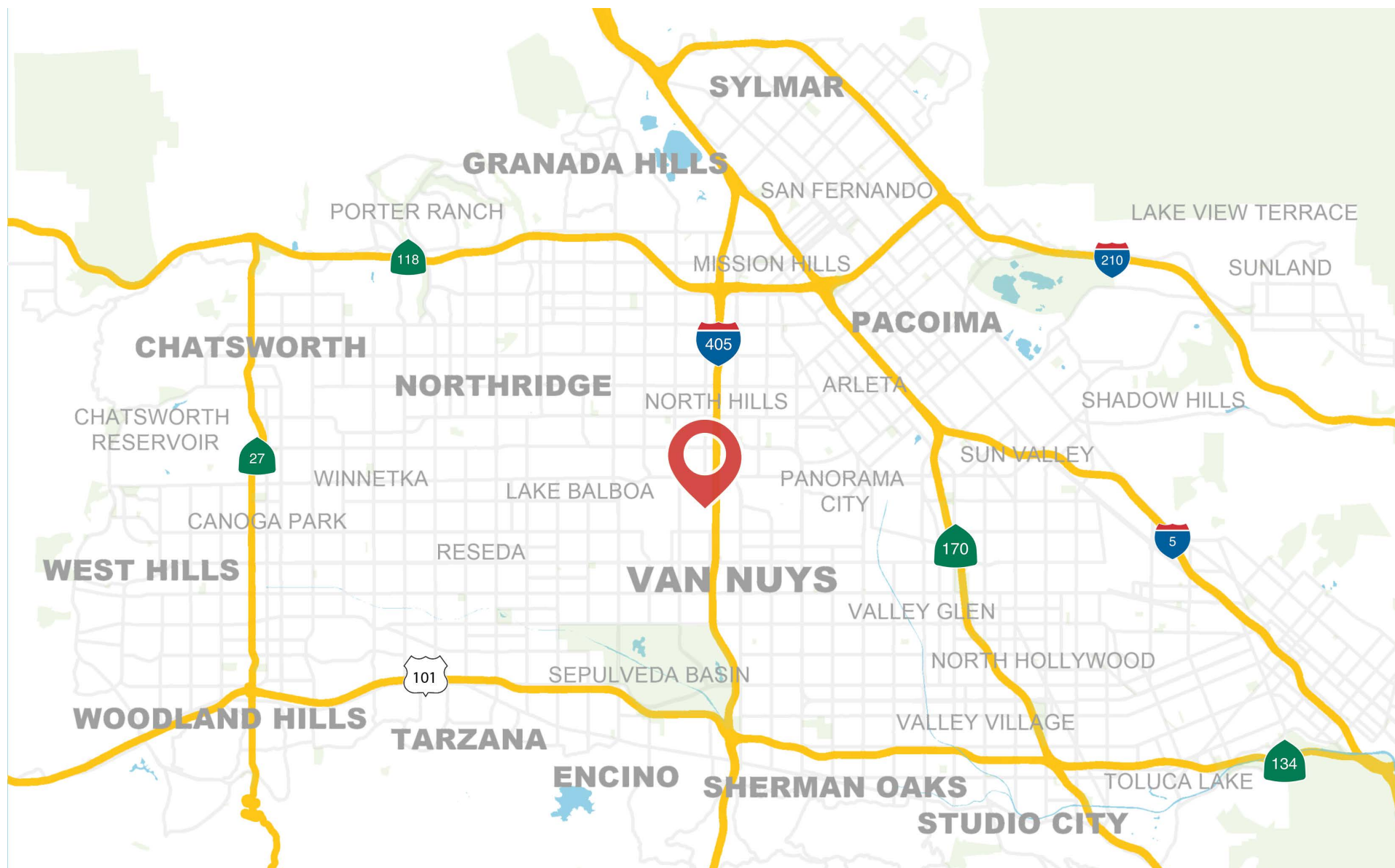


# Location Map





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