



For Sale

6842-6846 Valjean Ave
Van Nuys, CA 91406
17,682 SF Industrial Building

Billy Walk

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David Harding

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Kevin Carroll

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Accelerating success.

Property Highlights



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



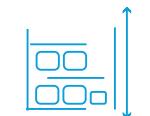
Historic Film Location: Original Location of Industrial Light & Magic, the Studio Behind *Star Wars*' Visual Effects



Close Proximity to 405 / 101 Freeway



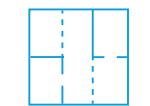
Heavy, Well-Distributed Power



17' - 21' Ceiling Clearance

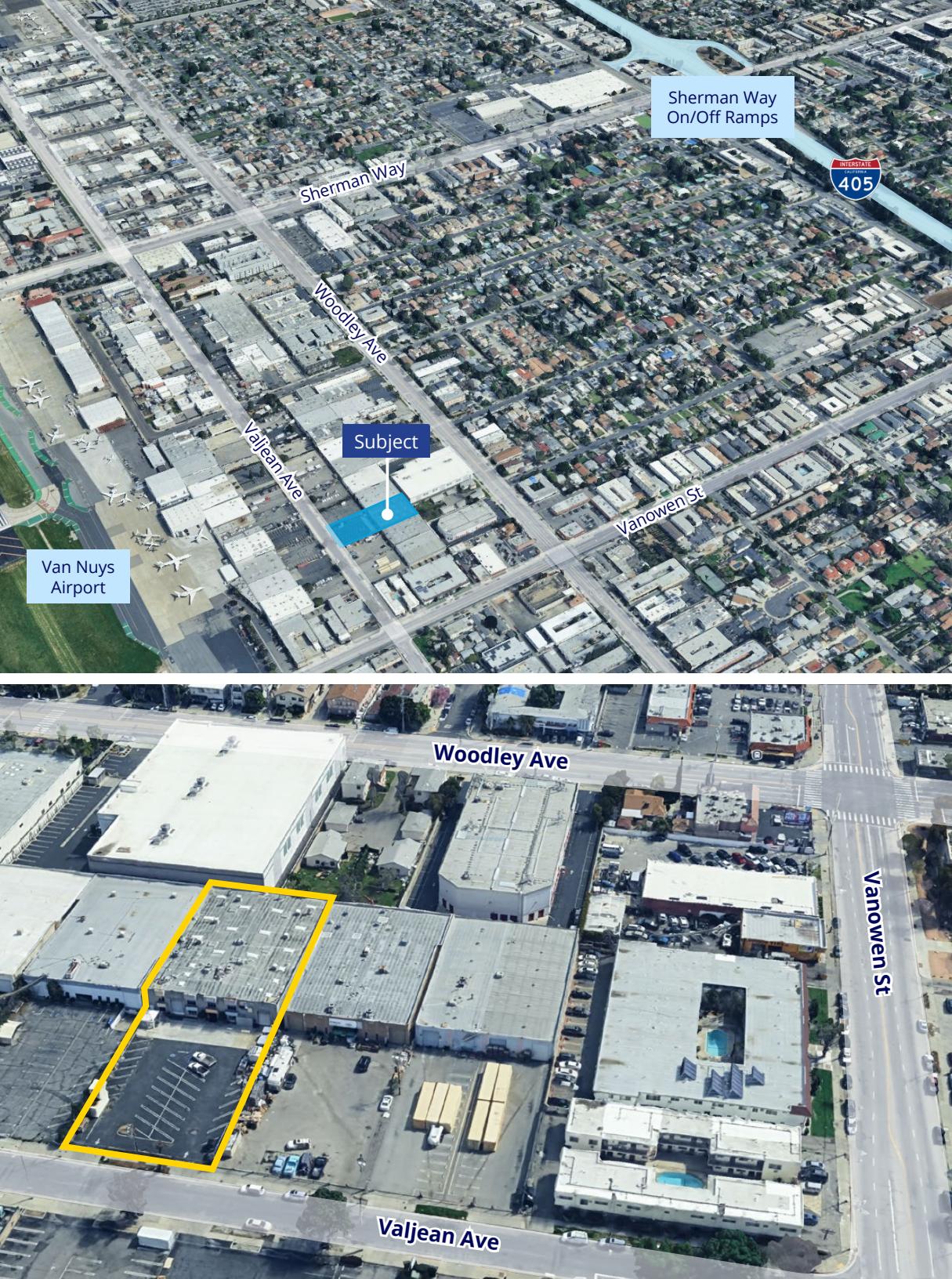


Large, Private Gated Yard with 2 Access Points



Easily Divisible Layout

Colliers





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!



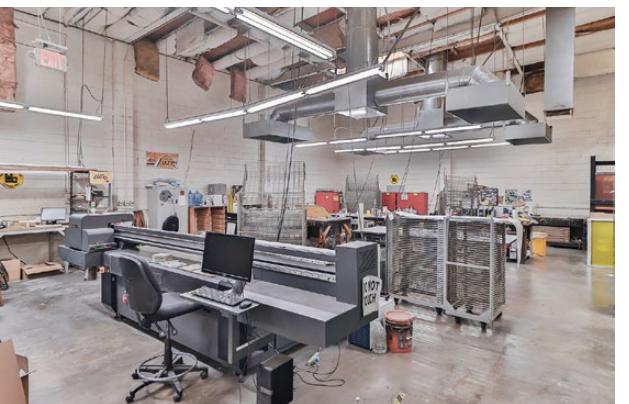
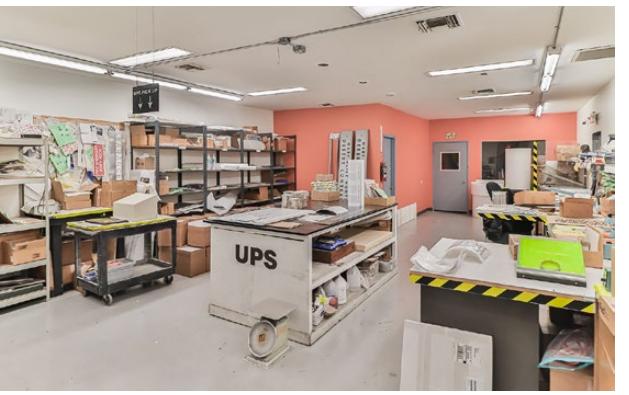
Did you know? This building was once home to *Industrial Light & Magic*, the studio behind *Star Wars*' iconic visual effects.

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

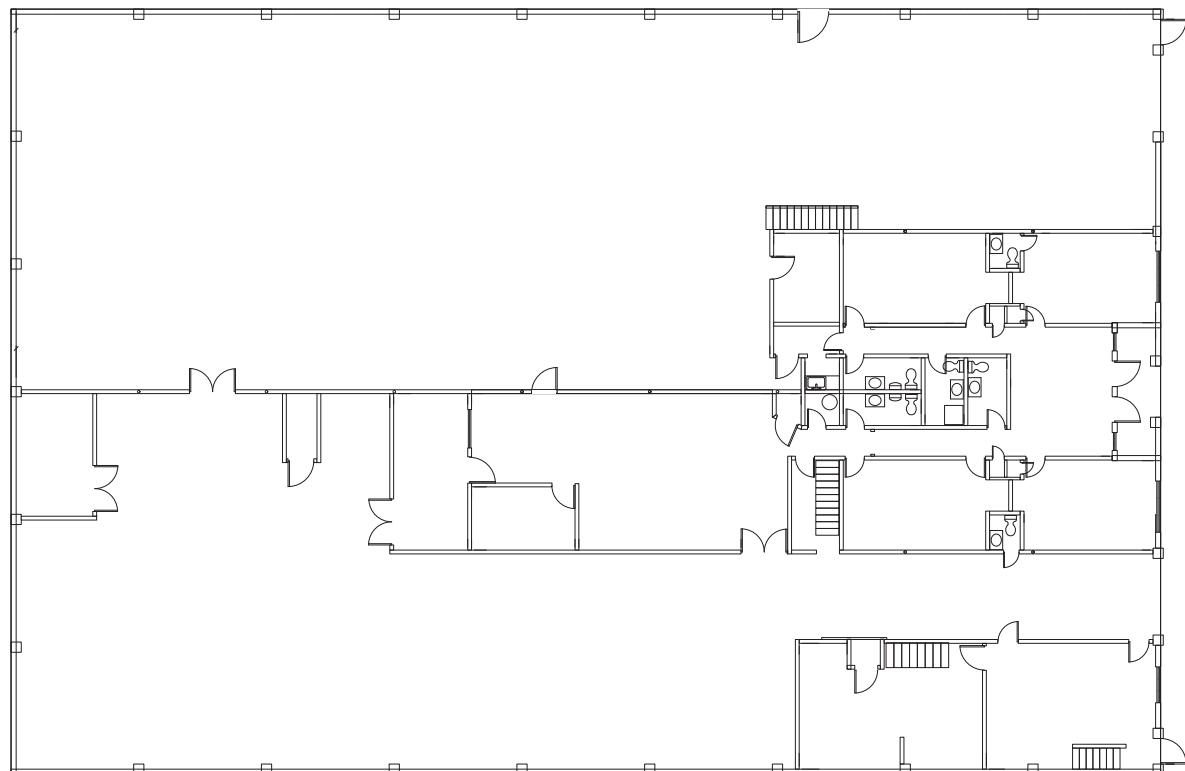
Exterior Photos



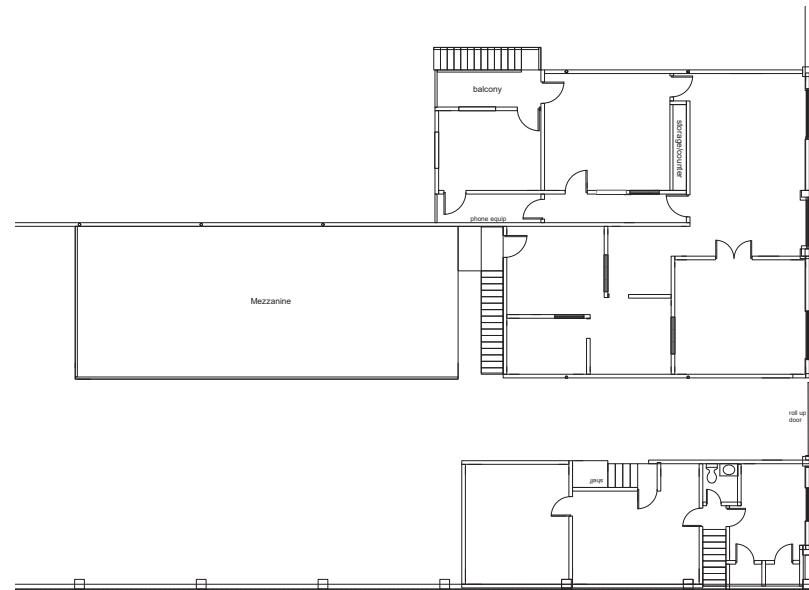
Interior Photos



Layout

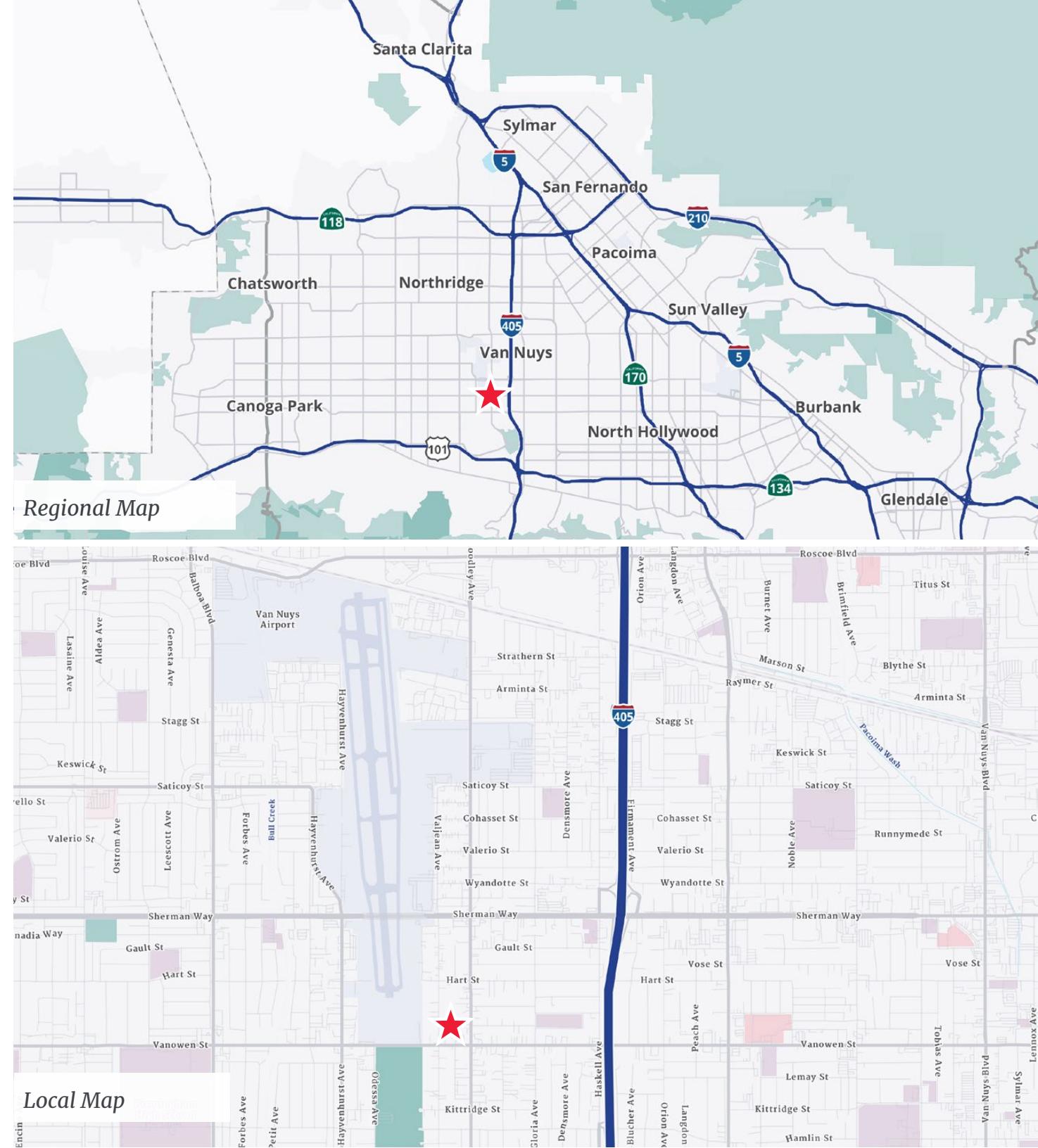


1st Floor



2nd Floor

Location Maps





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Contact Info

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