

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**

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

**Greg Geraci**

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

**Matt Dierckman**

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

**Kevin Carroll**

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

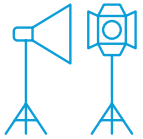
Accelerating success.



# Property Highlights



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



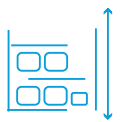
Historic Film Location: Original Location of Industrial Light & Magic, the Studio Behind *Star Wars'* Visual Effects



Close Proximity to  
405 / 101 Freeway



Heavy, Well-Distributed Power



17' - 21' Ceiling Clearance

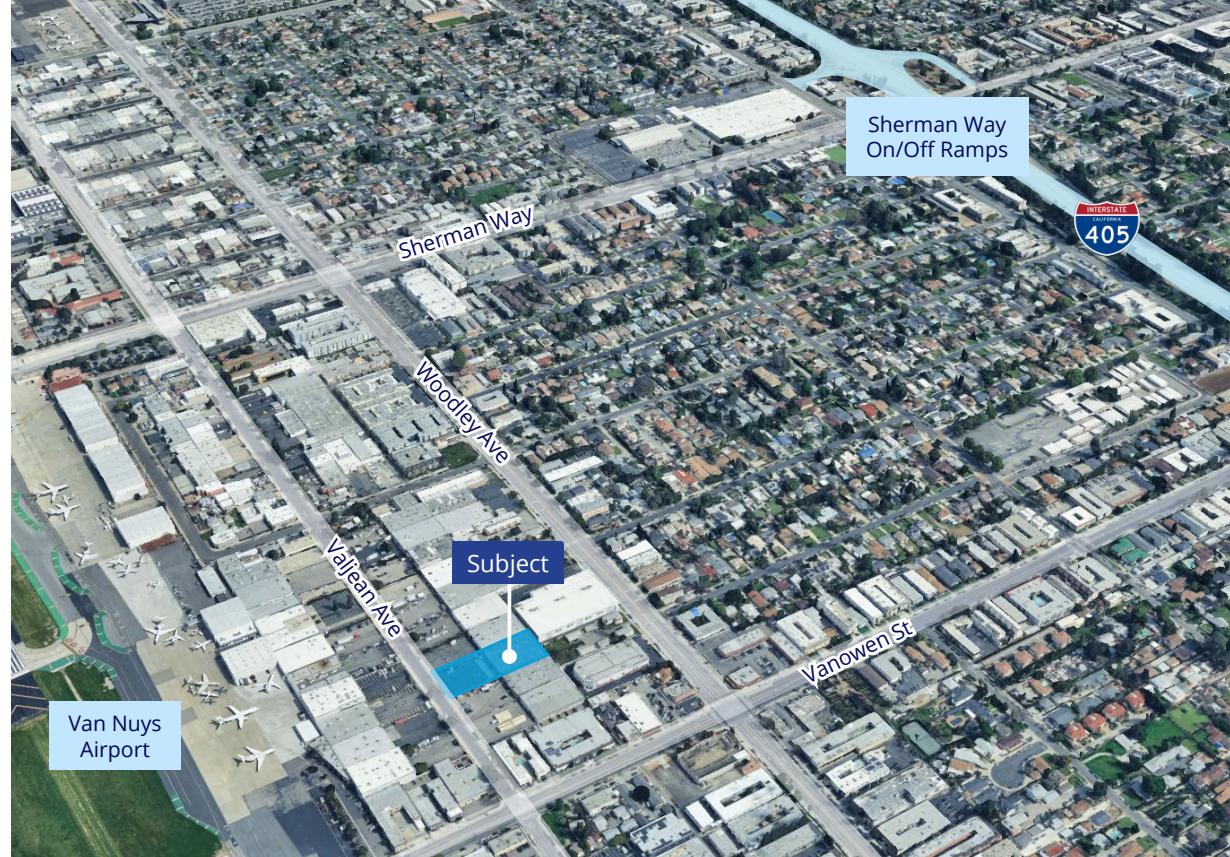


Large, Private Gated Yard  
with 2 Access Points

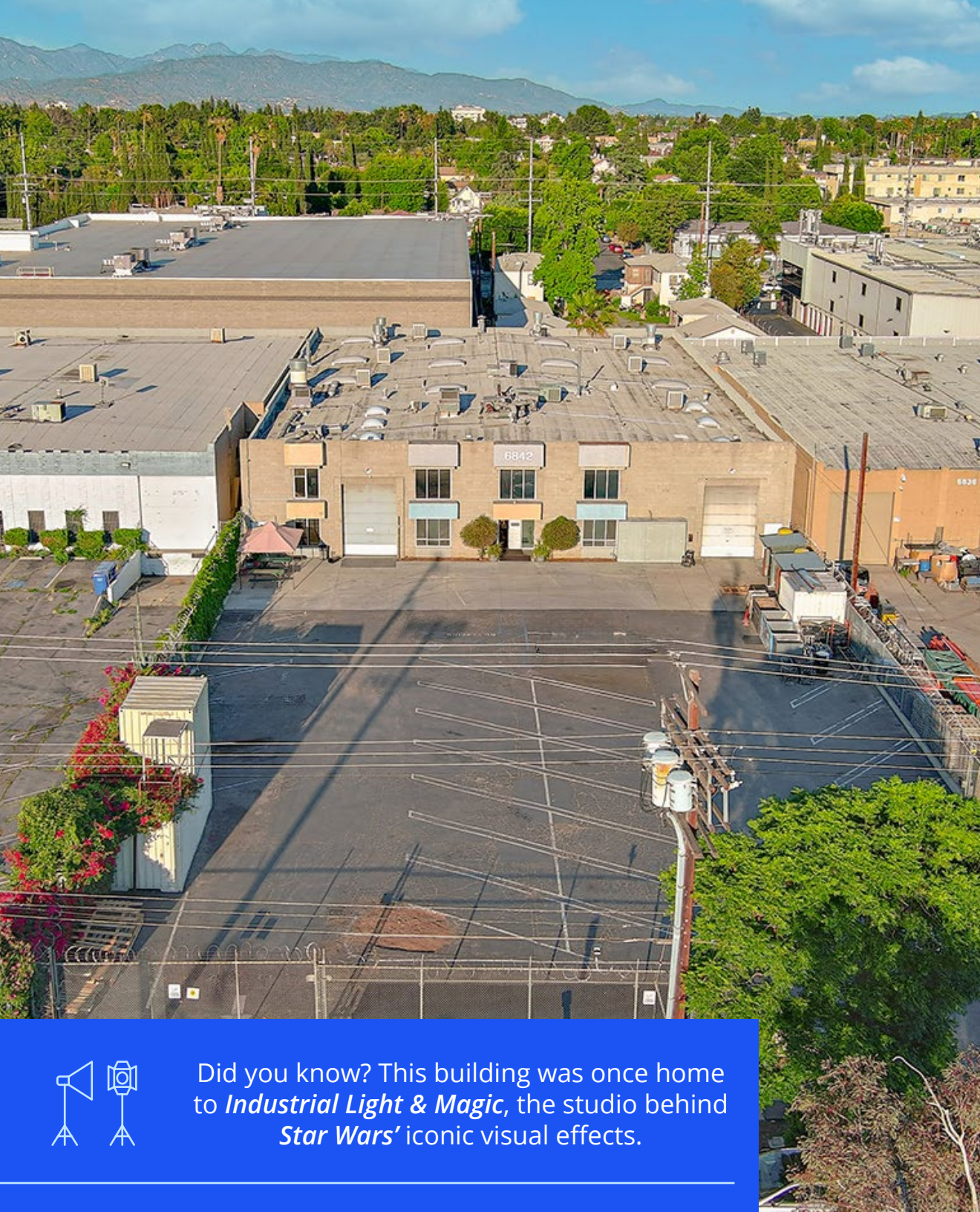


Easily Divisible Layout

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 - <b>DO NOT GO DIRECT!</b>



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.

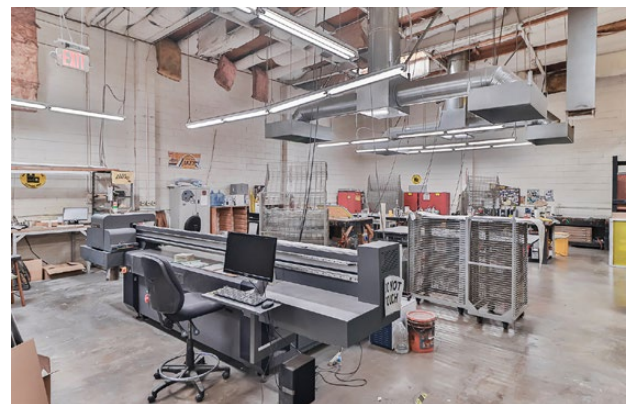
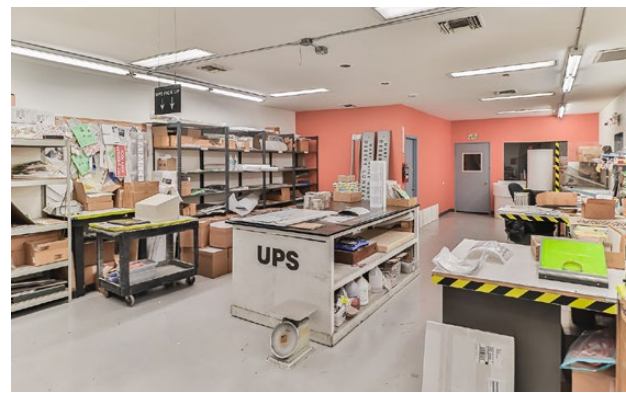


# Exterior Photos



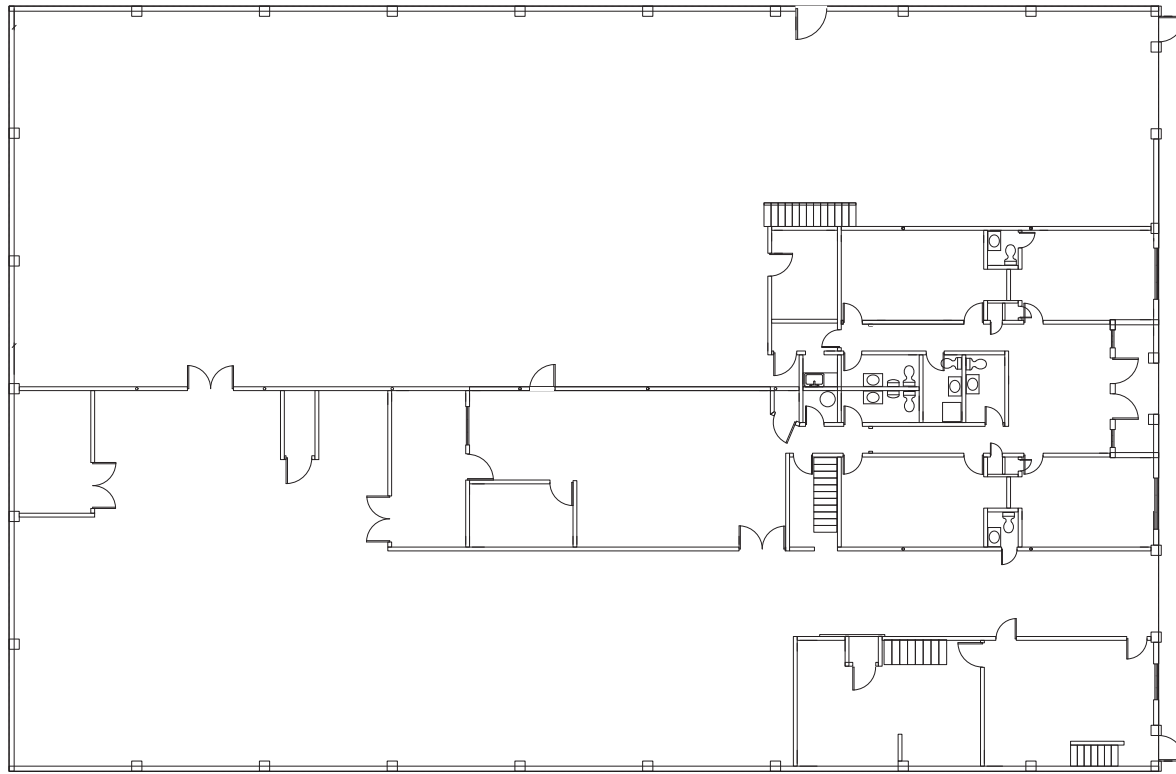


# Interior Photos

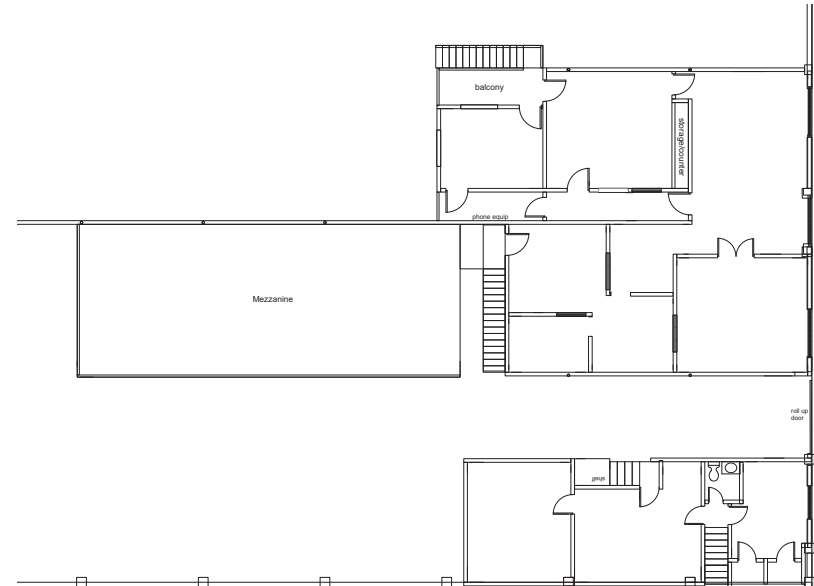




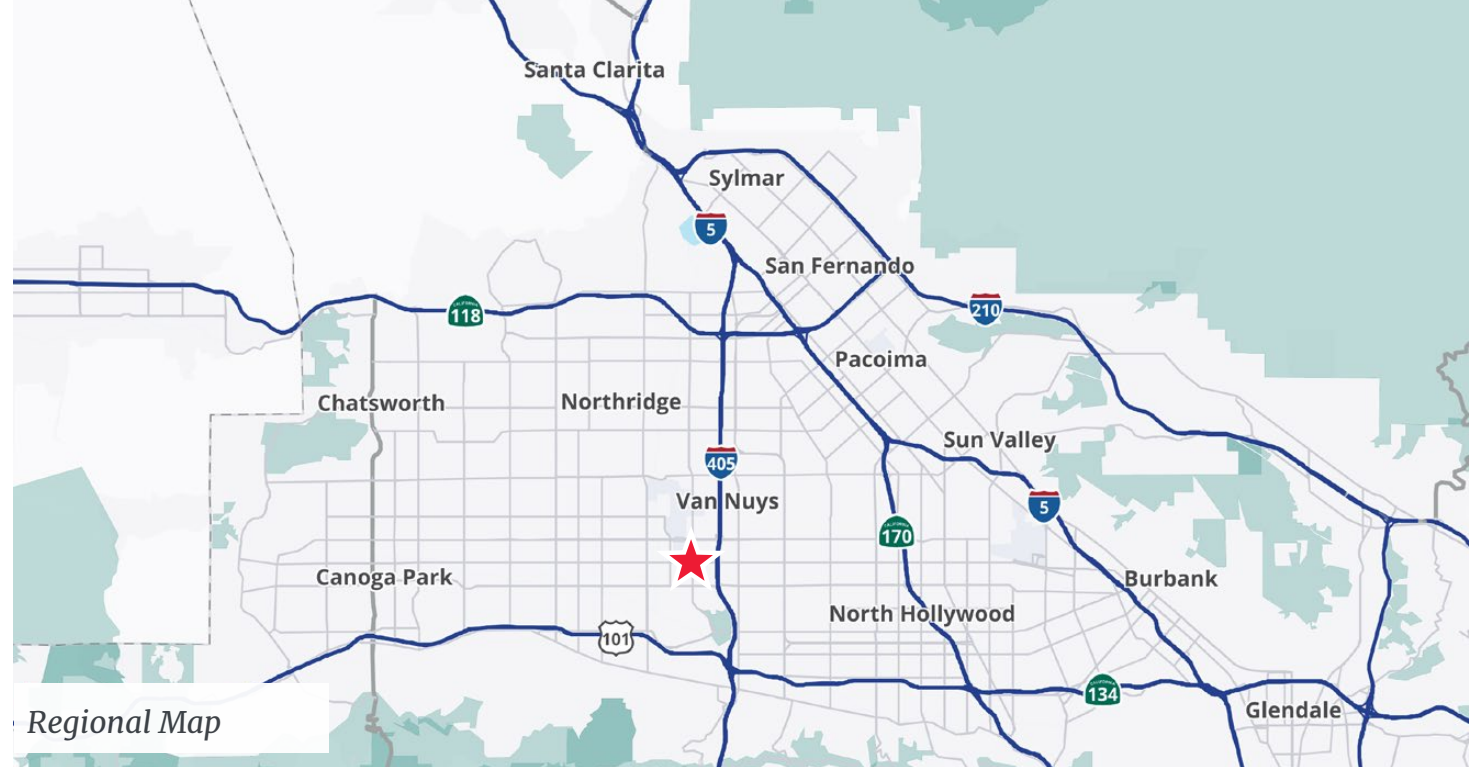
# Layout



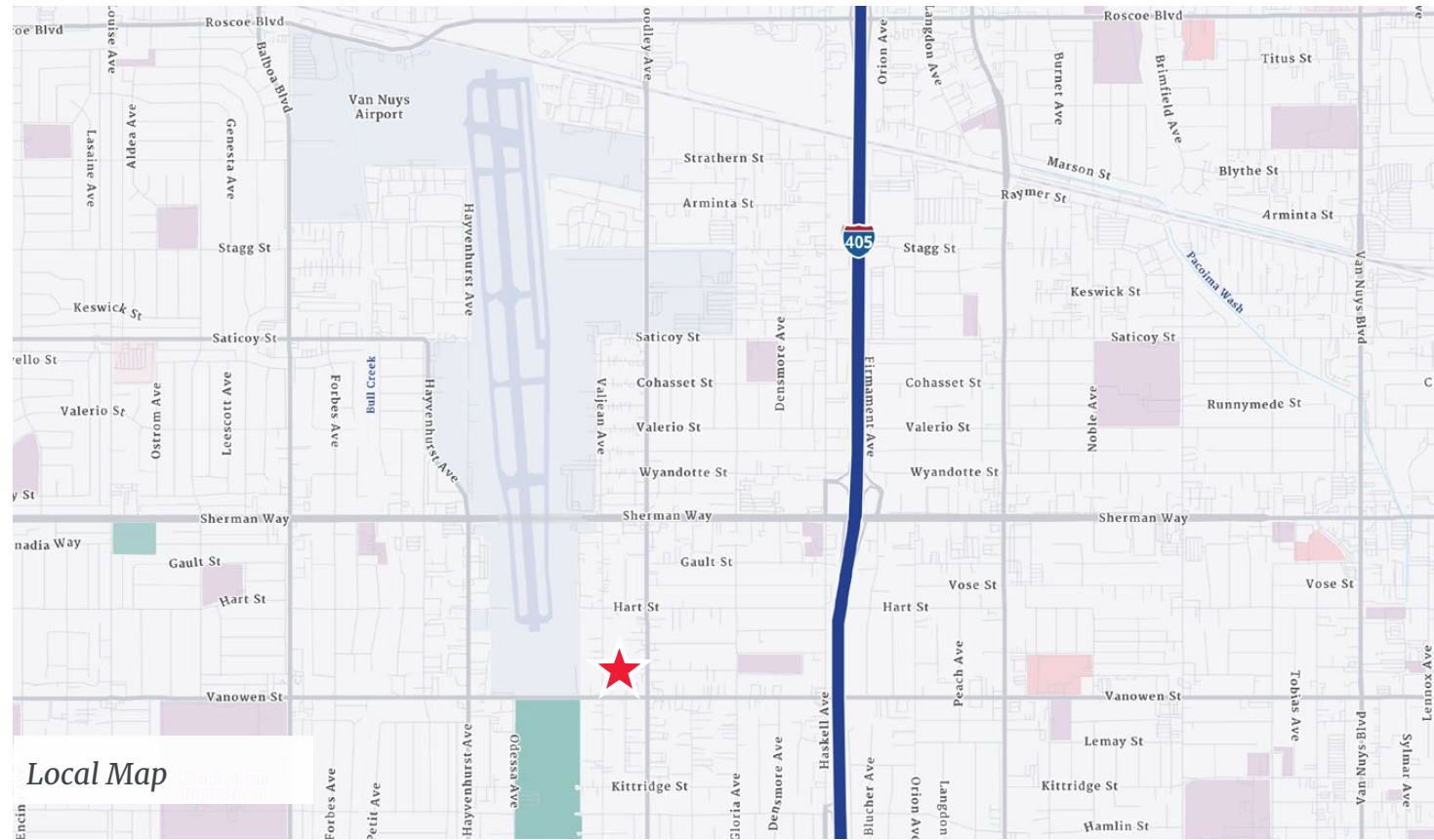
1st Floor



2nd Floor



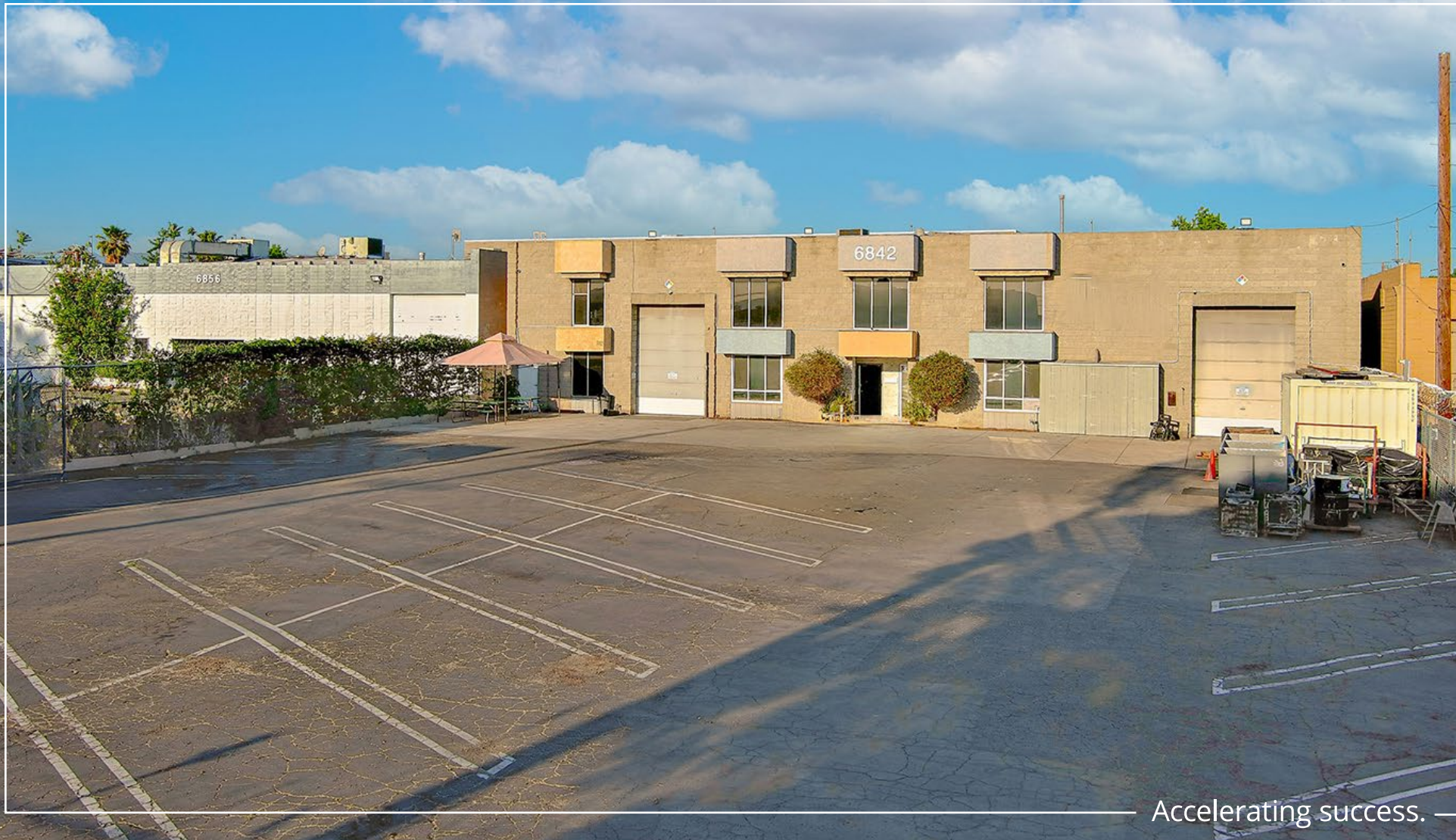
*Regional Map*



*Local Map*

# Location Maps





Accelerating success.

### Contact Info

**Billy Walk**

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

**David Harding**

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

**Greg Geraci**

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

**Matt Dierckman**

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

**Kevin Carroll**

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

**Colliers**

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

[www.colliers.com](http://www.colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

**Colliers**