

Available SF 15,261 SF

Industrial For Lease

Building Size 39,783 SF



Address: 7631 Haskell Ave, Van Nuys, CA 91406

Cross Streets: Haskell Ave/Saticoy St

Major Price Reduction
 Year 1 - \$0.99 PSF, Year 2 - \$1.09 PSF, Year 3 - \$1.19 PSF Rate
 Rare High Clear Van Nuys Distribution Building
 Direct Access to 405 Freeway
 Functional Office Layout

Lease Rate/Mo:	\$15,108	Sprinklered:	Yes	Office SF / #:	3,000 SF / 11
Lease Rate/SF:	\$0.99	Clear Height:	22'-24'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.11	GL Doors/Dim:	0	Office HVAC:	Heat & AC
Available SF:	15,261 SF	DH Doors/Dim:	1 / 20' X 14'	Finished Ofc Mezz:	1,200 SF
Minimum SF:	15,261 SF	A: 400 V: 120/240 O: 3 W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	1,032 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1972	Include In Available:	Yes
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 13 / Ratio:	0.9:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	Central SFV
Zoning:	CM-1			APN#:	2206011038
Listing Company:	CBRE				
Agents:	Michael Bogle 818-907-4746				
Listing #:	39213892	Listing Date:	11/06/2023	FTCF:	CB000N000S000/A0AA
Notes:	Call broker for commission information. Extremely low NNNs (±\$0.11 PSF).				

