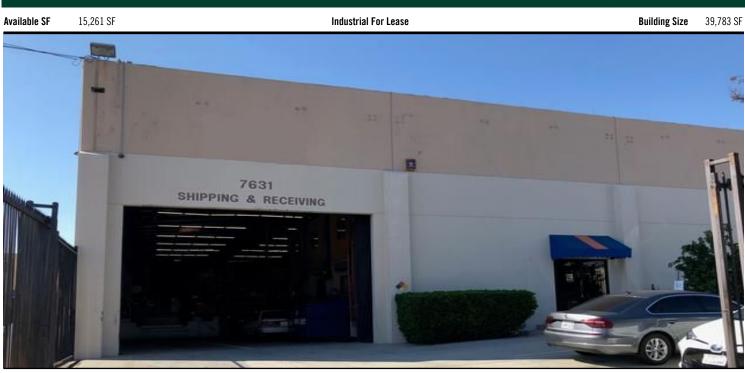
CBRE

234 S Brand Blvd Glendale, CA 91204 | 818-502-6700



Address: Cross Streets:

CBRE

7631 Haskell Ave, Van Nuys, CA 91406

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 0: 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 | | | Possession: | Now |
| Sale Price/SF: | NFS | Whse HVAC: | No | Vacant: | Yes |
| Taxes: | | Parking Spaces: 13 | / Ratio: 0.9:1 | To Show: | Call broker |
| Yard: | Fenced | Rail Service: | No | Market/Submarket: | Central SFV |
| Zoning: | CM-1 | Specific Use: | Warehouse/Distribution | APN#: | 2206011038 |
| Listing Company: | CBRE | | | | |
| Agents: | Michael Bogle 818-907-4746 | | | | |
| Listing #: | 39213892 | Listing Date: | 11/06/2023 | FTCF: CB000N000S000/ | /AOAA |
| Notes: | Call broker for commission information. Extremely low NNNs (±\$0.11 PSF). | | | | |





AIRCRE MOODY'S