

FOR SALE



14203 BESSEMER ST
VAN NUYS, CA

ASKING PRICE:

14203 Bessemer: \$1,663,886 (\$314 psf)

FREE STANDING +/- 5,299 SF INDUSTRIAL BUILDING ON +/- 6,121 SF OF M2 ZONED LAND

100% HVAC & UNDERWENT RECENT RE-ROOFING

HIGHLY ACCESSIBLE CENTRAL SFV LOCATION

RARE FREE STANDING INDUSTRIAL BUILDING

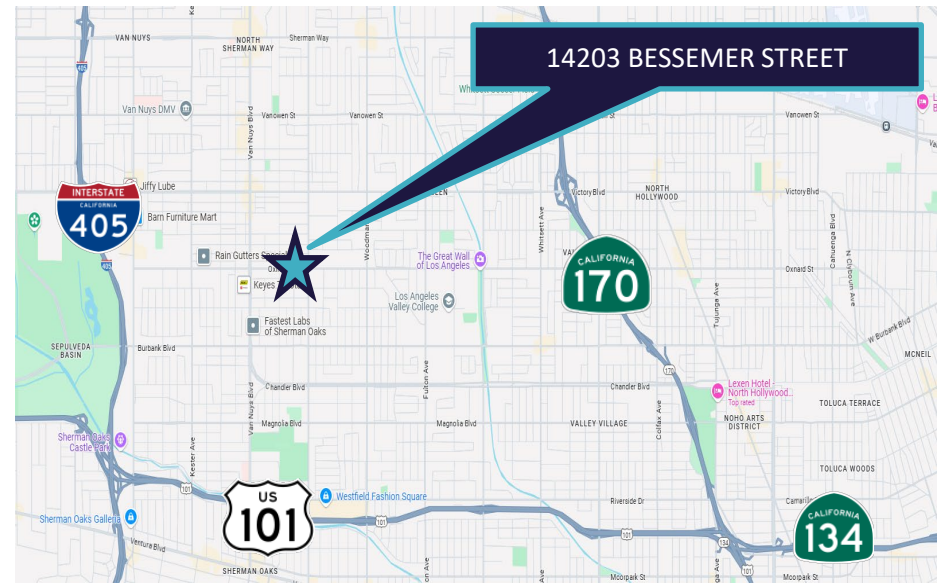
DESIRABLE M2 INDUSTRIAL ZONING

CLOSE PROXIMITY TO (405) FREEWAY & PUBLIC TRANSPORTATION

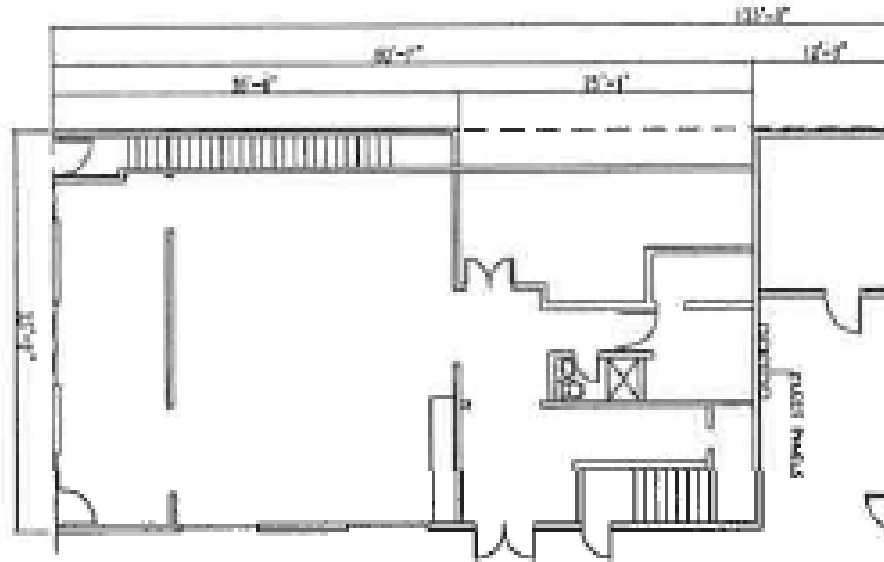


HIGHLIGHTS & FEATURES

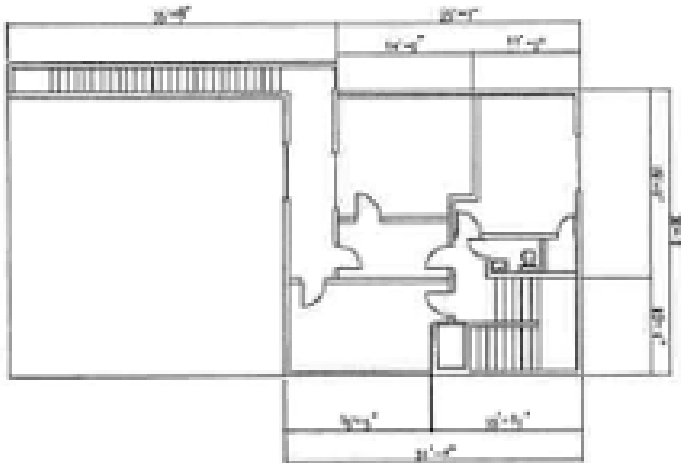
- SIZE: +/- 5,299 SF BUILDING ON +/- 6,121 SF
- OFFICE: +/- 750 SF
- CLEAR HEIGHT: MIN 8' -12' CLEAR
- LOADING: 2 GL LOADING DOORS
- ZONING: M2
- POWER:
 - **14203 BESSEMER – TWO PANELS TOTALING 350 AMPS, 240/120V, 3 PHASE, ONE PANEL TOTALING 70 AMPS, 120/240V, SINGLE PHASE**
- NOTES: LESS THAN 1/2 MILE FROM UPCOMING G-LINE VAN NUYS BLVD STATION REVITALIZATION PROJECT



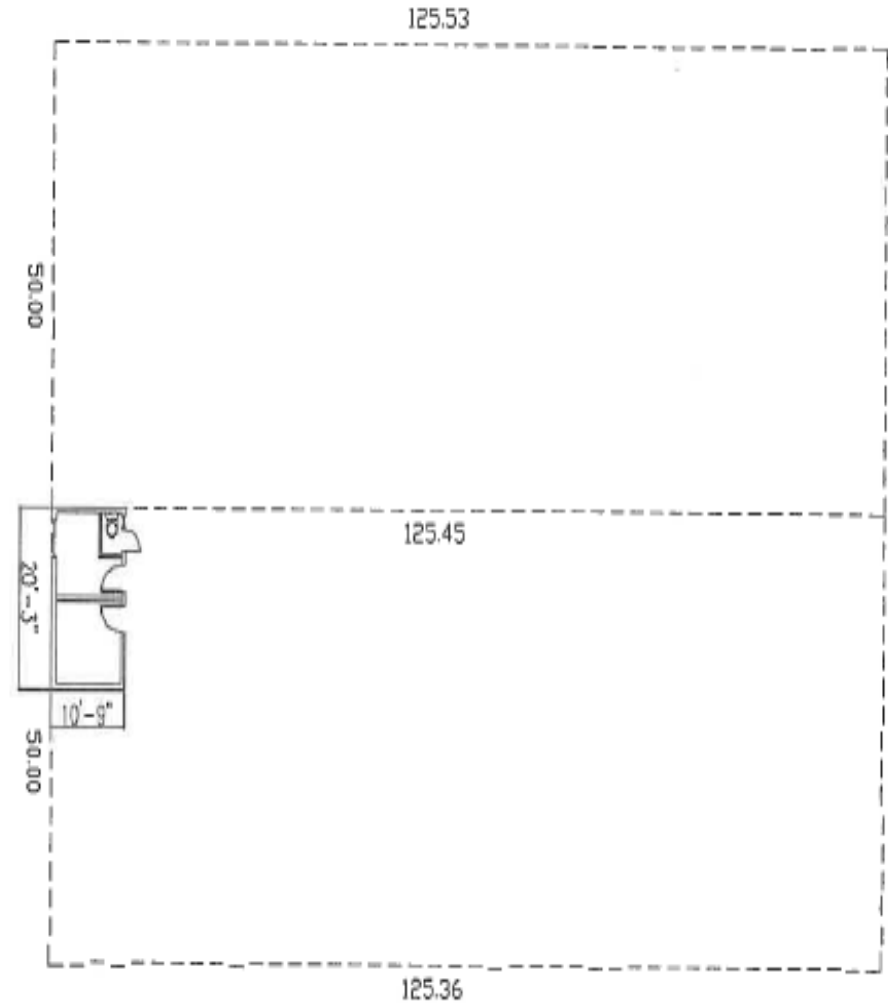
FRONT BUILDING 1ST FLOOR SHOP SPACE



FRONT BUILDING 2ND FLOOR OFFICE



REAR SHOP/STORAGE BUILDING



14203 BESSEMER



14203 BESSEMER



14203 BESSEMER





SAN FERNANDO

CHATSWORTH

SUN VALLEY

VAN NUYS

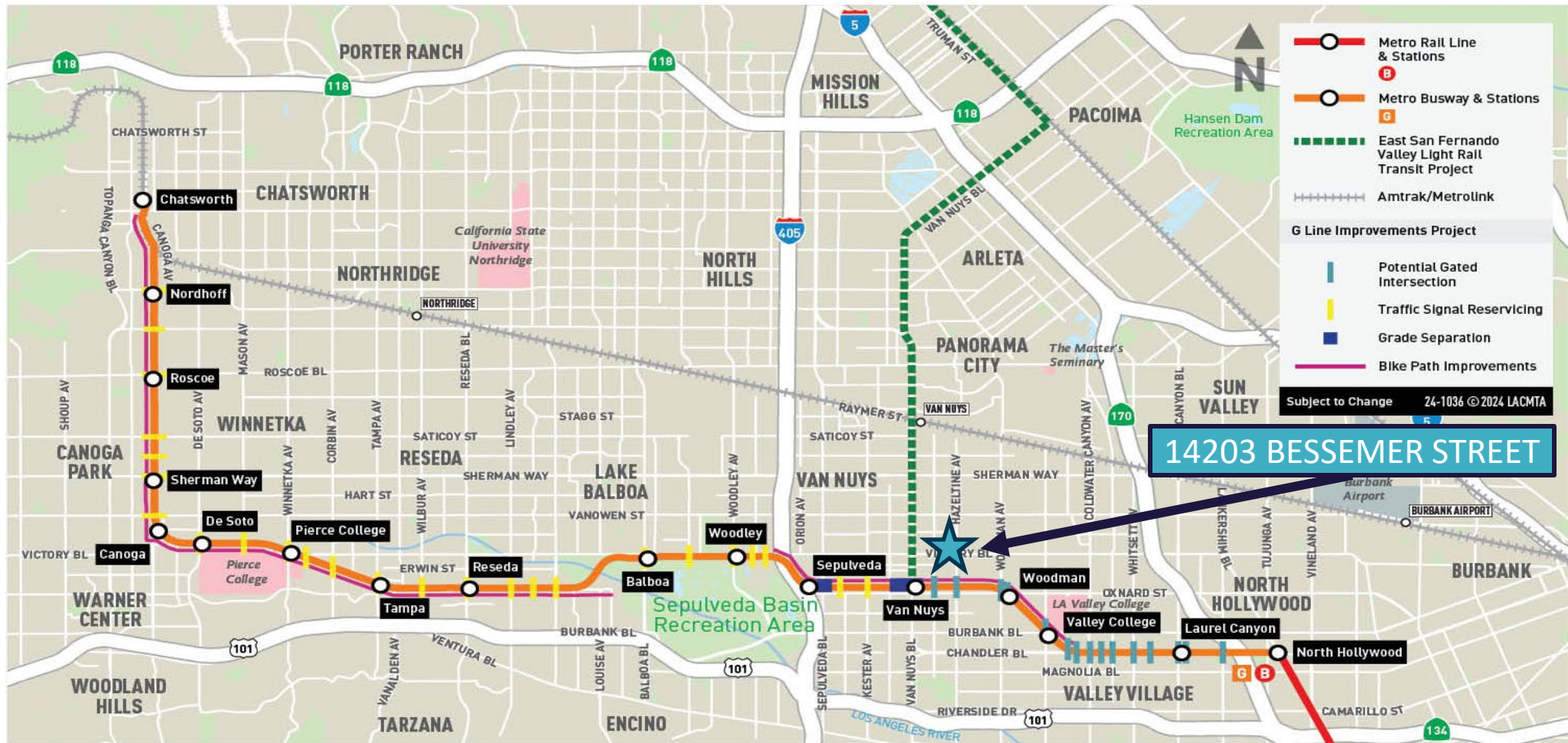
WOODLAND HILLS

BURBANK

14203 BESSEMER STREET

STUDIO CITY

**G Line Improvements Project
Project Area**



Click Here for More Information:
[Metro \\$668M G Line Upgrade](#)

BROKER CONTACTS

PAUL SIMS

DIRECTOR

213.955.5153

paul.sims@cushwake.com

LIC # 02007631

ERIK LARSON

Executive Managing Director

213.955.5126

erik.larson@cushwake.com

LIC # 01213790

CHRIS TOLLES

Executive Managing Director

213.955.5129

chris.tolles@cushwake.com

LIC # 01459899



**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield

900 Wilshire Blvd, Ste 2400

Los Angeles, CA 90017

cushmanwakefield.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL

