



6023 HAZELTINE AVE, VAN NUYS, CA 91401

INDUSTRIAL



FOR SALE

OFFERING MEMORANDUM

SITE DESCRIPTION

IKON Properties is pleased to present 6023 Hazeltine Avenue, a freestanding industrial/flex property offered for sale in Van Nuys, California. Located at the corner of Hazeltine Avenue and Aetna Street, near Oxnard Street, the property provides convenient access to the U.S. 101 and I-405 freeways, as well as surrounding San Fernando Valley business districts.

The approximately 4,216-square-foot building sits on an approximately 0.13-acre corner lot and features a flexible combination of office, flex, and warehouse/storage space. The layout includes dedicated office areas, a reception area, meeting and conference spaces, multiple private offices, an office kitchen, restrooms, high ceilings, polished concrete floors, glass doors, and truck/loading access. Marketing materials report that the property was remodeled in 2022 and includes on-site parking.

Identified in current commercial property records as M2-1 Industrial zoning, the property may be suitable for owner-users, investors, and businesses seeking a versatile facility for permitted industrial, light manufacturing, distribution, storage, showroom, or service-related uses, subject to applicable zoning regulations and approvals. Owner-users may also wish to explore SBA financing, subject to lender approval and program requirements.

All information is deemed reliable but not guaranteed. Buyer is responsible for independently verifying the building and lot sizes, zoning, permitted uses, parking, property condition, financing eligibility, and all other information contained herein.



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PROPERTY TYPE
Industrial



PRICE
\$1,800,000



BUILDING
4,216 SF



LOT
5,735 SF



YEAR BUILT
1946



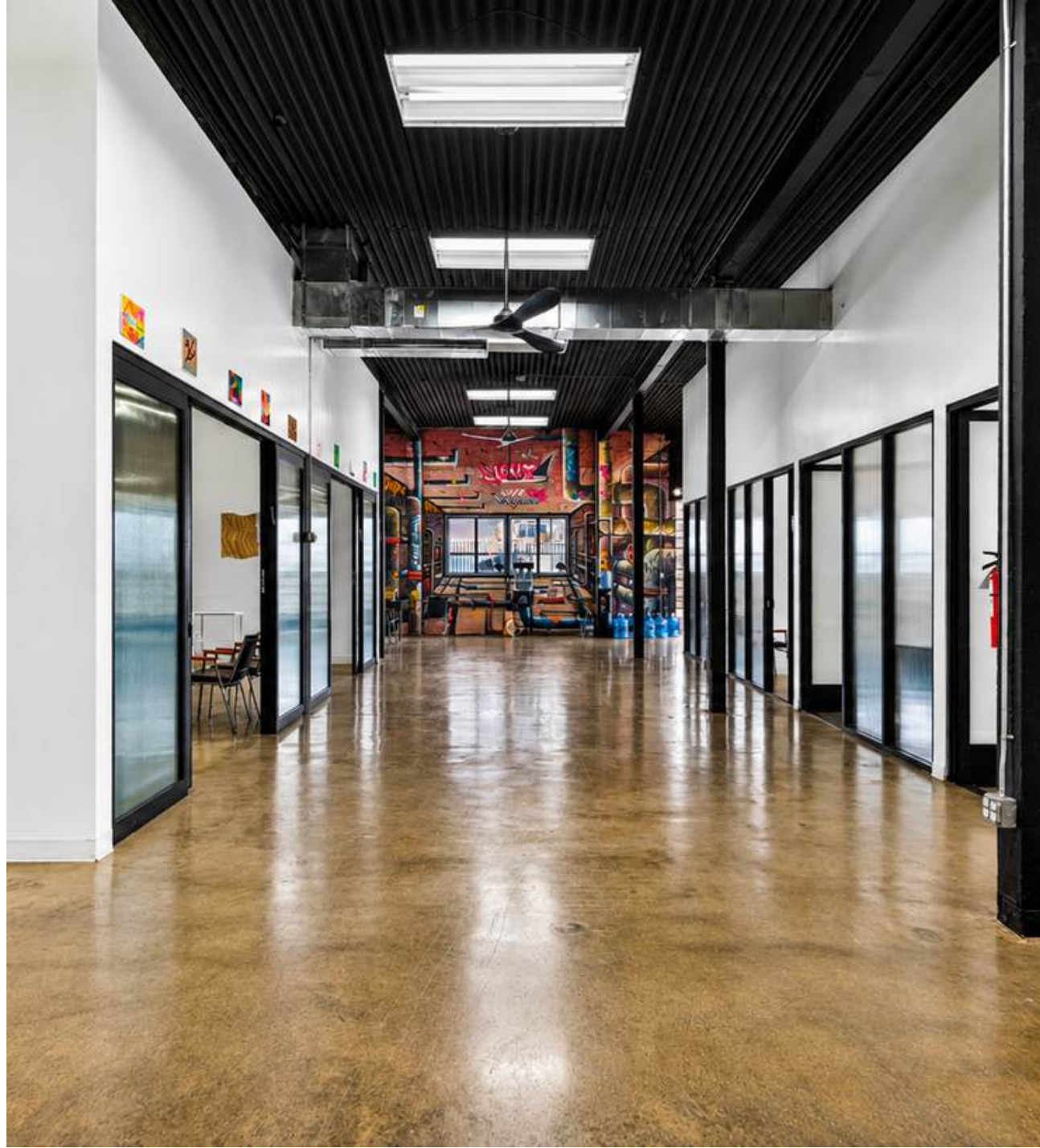
PARKING
8 Spaces



ZONING
LAM2

PROPERTY HIGHLIGHTS

- **Prime Van Nuys industrial location** just north of Oxnard Street with convenient access to major commercial corridors.
- **±4,216 SF industrial flex building** featuring a functional office and warehouse layout designed for operational efficiency.
- **LAM2 (Light Manufacturing) zoning** suitable for a variety of industrial and commercial users.
- **Excellent access to the U.S. 101 and I-405 Freeways**, providing convenient connectivity throughout the San Fernando Valley and Greater Los Angeles.
- **Flexible Layout** - Multiple private offices, reception area, conference spaces, kitchen, and restrooms



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PROPERTY PHOTOS



PROPERTY PHOTOS



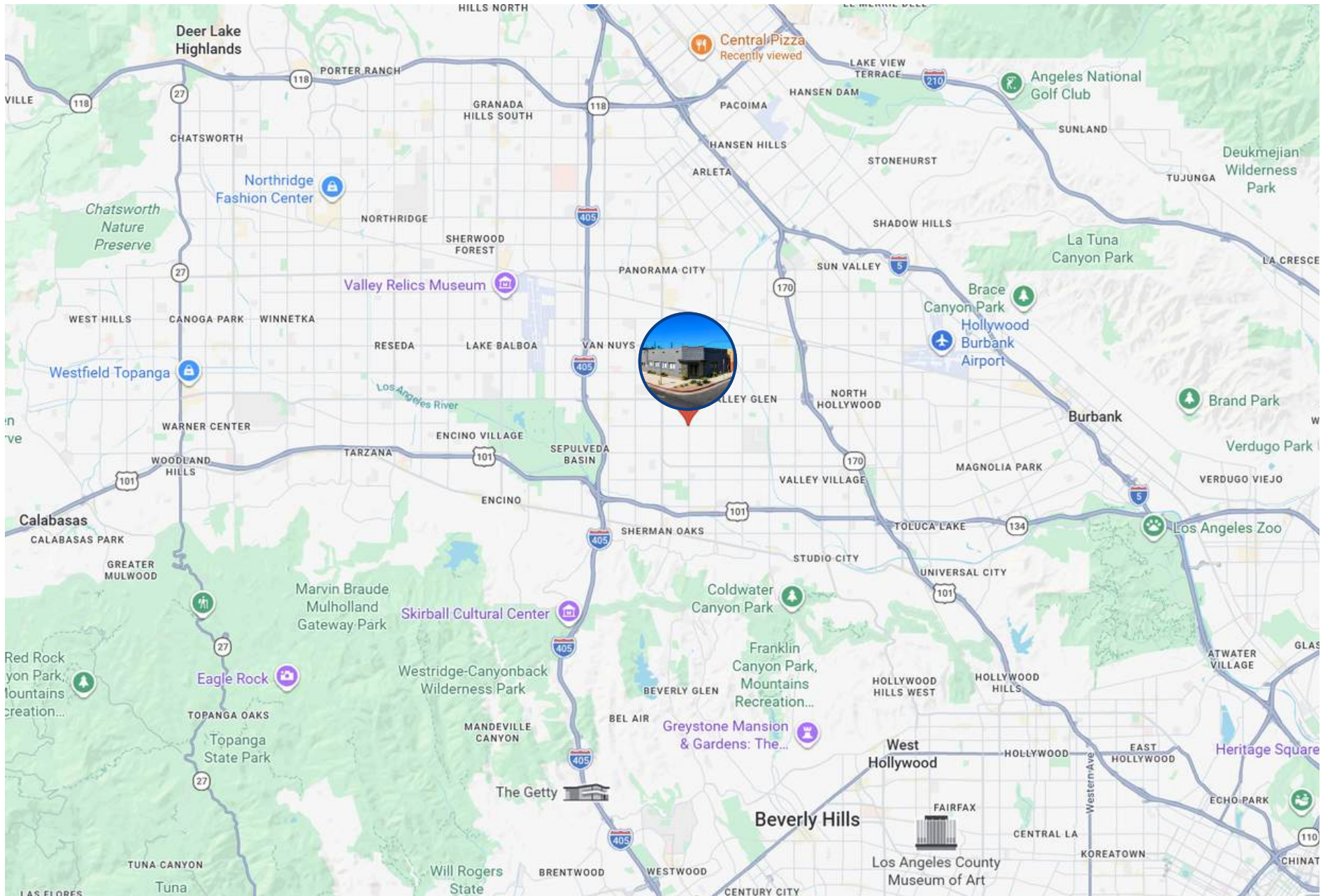
RETAIL MAP



LOCATED IN THE HEART OF VAN NUYS' ESTABLISHED INDUSTRIAL DISTRICT, 6023 HAZELTINE AVENUE OFFERS A STRATEGIC LOCATION JUST NORTH OF OXNARD STREET WITH CONVENIENT ACCESS TO VAN NUYS BOULEVARD AND BURBANK BOULEVARD. THE PROPERTY BENEFITS FROM EXCELLENT CONNECTIVITY TO BOTH THE U.S. ROUTE 101 (VENTURA FREEWAY) AND INTERSTATE 405 (SAN DIEGO FREEWAY), PROVIDING EFFICIENT ACCESS THROUGHOUT THE SAN FERNANDO VALLEY AND THE GREATER LOS ANGELES AREA. SURROUNDED BY A STRONG CONCENTRATION OF INDUSTRIAL, WAREHOUSE, MANUFACTURING, AUTOMOTIVE, AND SERVICE-RELATED BUSINESSES, THE LOCATION IS WELL-POSITIONED FOR A WIDE RANGE OF COMMERCIAL AND INDUSTRIAL USERS.



LOCATION MAP





This memorandum is provided for preliminary informational purposes only and does not form part of any lease, purchase agreement, or other binding document. Recipients, whether prospective purchasers or lessees, must conduct their own investigation of all matters, including building and land area, permitted uses, zoning and code compliance, condition, and suitability for their intended use. No representation is made as to size or square footage. Any quoted rate or price reflects the property in its entirety, including land, yard, parking, and improvements, and is not derived from or dependent upon any stated square footage. The executed lease or purchase agreement governs and supersedes all marketing materials.





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