

Available SF 6,724 SF

Industrial For Sale

Building Size 6,724 SF



**Address:** 14837 Oxnard St, Van Nuys, CA 91411

**Cross Streets:** Kester Ave/Oxnard St

Major Street Exposure In Prime Van Nuys Location  
 Additional 2,200 SF Metal Building In The Back  
 Ample Power Available (Verify)  
 Gated & Paved, Walk In Cooler On Site  
 Property Is Fully Air Conditioned  
 Close Proximity To 405 Freeway

<b>Sale Price:</b>	\$4,200,000.00	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	1,000 SF / 4
<b>Sale Price/SF:</b>	\$624.63	<b>Clear Height:</b>	14' - 16'	<b>Restrooms:</b>	2
<b>Available SF:</b>	6,724 SF	<b>GL Doors/Dim:</b>	2	<b>Office HVAC:</b>	Heat & AC
<b>Prop Lot Size:</b>	0.35 Ac / 15,377 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Taxes:</b>		<b>A: V: O: W:</b>		<b>Include In Available:</b>	No
<b>Yard:</b>	Fenced/Paved	<b>Construction Type:</b>		<b>Unfinished Mezz:</b>	0 SF
<b>Zoning:</b>	M2	<b>Const Status/Year Blt:</b>	Existing / 1954	<b>Include In Available:</b>	No
		<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	COE
		<b>Parking Spaces: 10 / Ratio:</b>	1.5:1	<b>Vacant:</b>	N/A
		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
		<b>Specific Use:</b>	Mixed Use	<b>Market/Submarket:</b>	Central SFV
				<b>APN#:</b>	2241025019,2241025020

**Listing Company:** Precision Properties  
**Agents:** [Eli Anishban 818-402-8858](mailto:eli@precisionproperties.com)

**Listing #:** 41087396      **Listing Date:** 09/18/2024      **FTCF:** CB000N000S000/A0AA

**Notes:** Owner will consider carrying the first note. Building size per owner measurement. Contact broker for additional information and showings. Info from sources deemed reliable but not verified. Buyer to verify all information on this brochure. Call broker for commission.