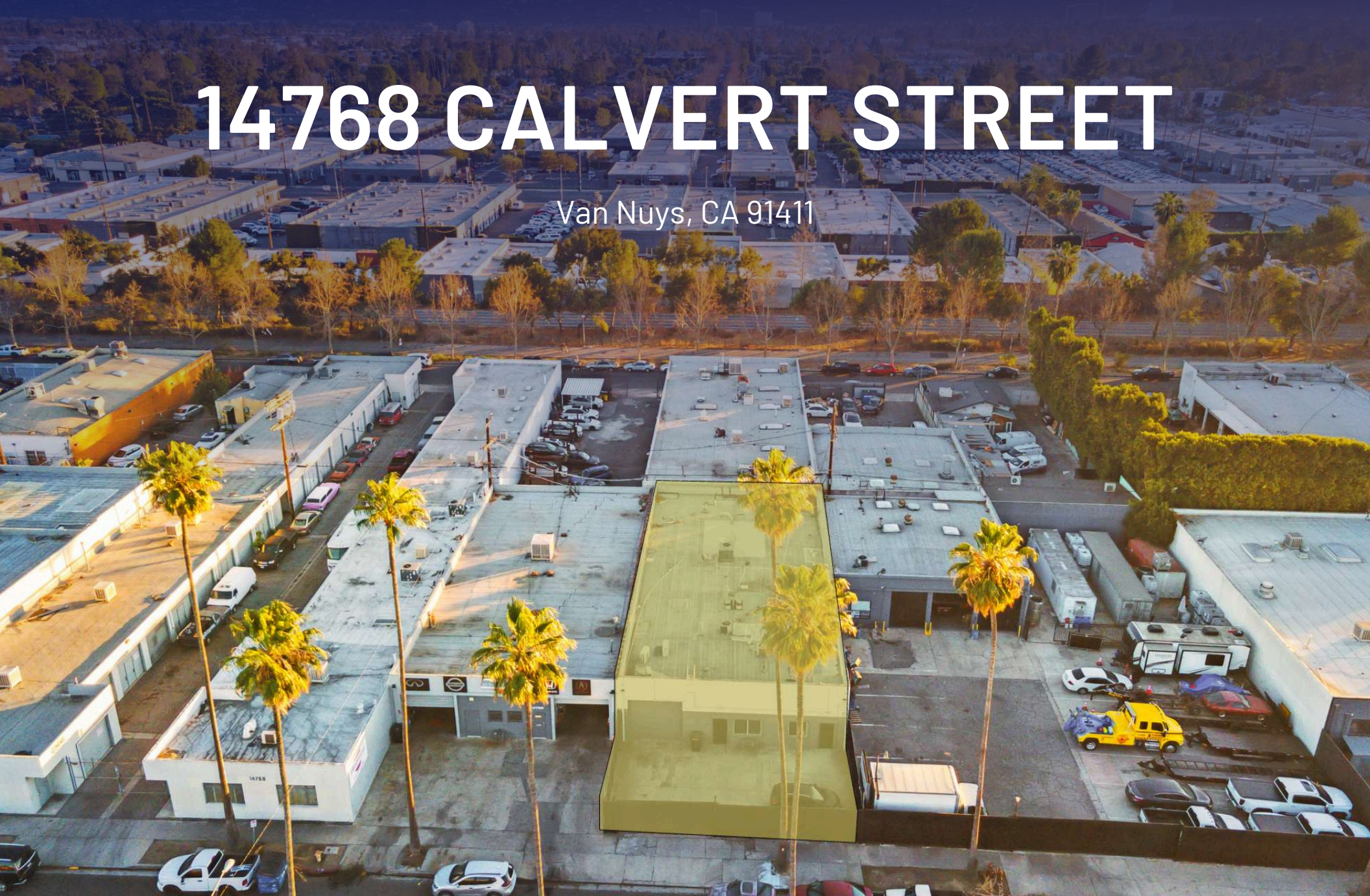


14768 CALVERT STREET

Van Nuys, CA 91411



ALEX MATEVOSIAN

Broker | DRE 02047572
818.482.3830
alex@migcres.com

SEAN SEARS

Agent | DRE 0282233
818.746.0601
sean@migcres.com

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC



PROPERTY CHARACTERISTICS

- Free Standing
- Securely Enclosed with Automatic Gated Entry
- 3 Phase 400 - Amps
- M2 Zoning
- Can be delivered vacant
- Eligible for SBA Financing
- Close proximity to 405 and 101 Freeways

OFFERING SUMMARY

Sale Price:	\$1,725,000
Price Per Square Foot (building):	\$348
Zoning:	M2-1
Building Size:	4,950 SF
Lot Size:	6,444 SF
Year Built:	1962
APN:	2241-024-002

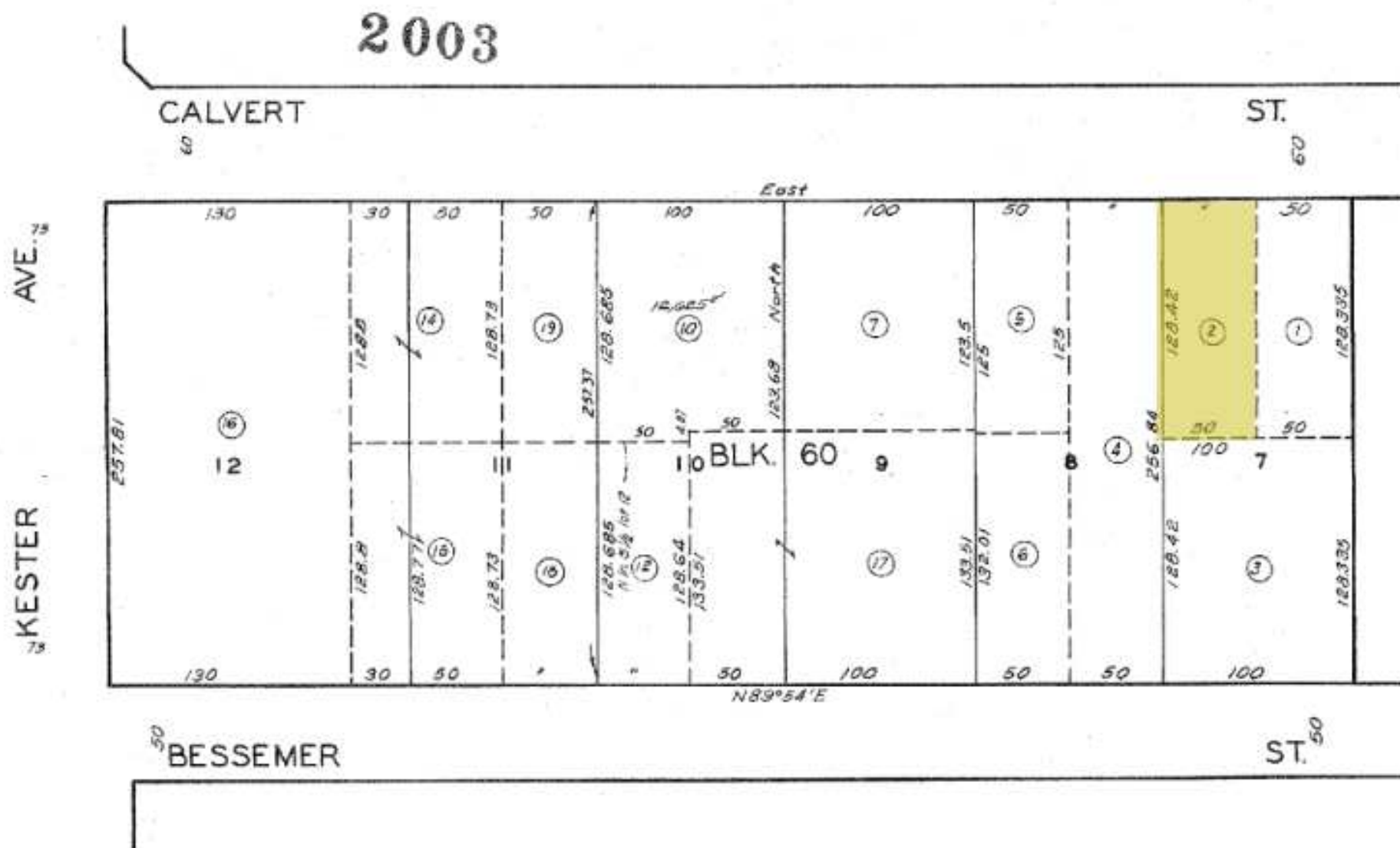


PROPERTY DESCRIPTION

This 4,950 SF industrial property, situated on a 6,444 SF lot with M2 zoning, offers an exceptional opportunity in a highly sought-after and densely populated submarket.

The property features a private, gated, and secured lot, a 14-foot clear height, and 1 ground-level loading door, making it ideal for a variety of uses, including warehousing, manufacturing, and light assembly. The sellers are flexible and open to fully removing the studs and drop ceiling to transform the space into a completely open floor plan, tailored to the buyer's needs. Equipped with 400 amps of 3-phase electrical service, the property is well-suited for businesses requiring robust power capabilities.

Its strategic location provides easy access to the 405, 170, and 101 freeways and is in close proximity to Van Nuys Airport, further enhancing its logistical appeal. This submarket boasts extremely low vacancy rates and strong year-over-year rent growth. This combination of location, amenities, and market strength makes this property a standout opportunity for owner-users and investors alike.

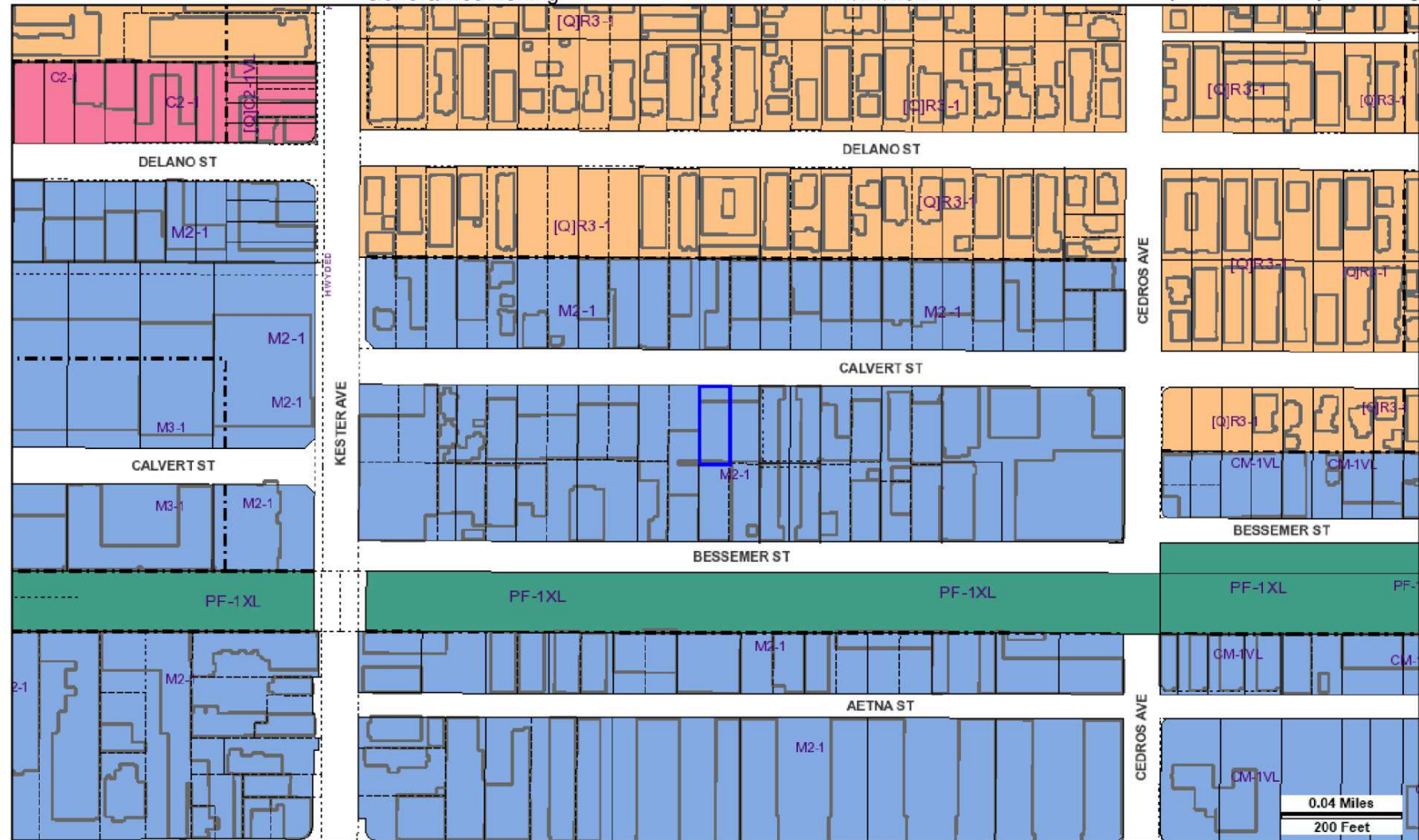


City of Los Angeles
Department of City Planning

ZIMAS PUBLIC

Generalized Zoning

11/21/2024



Address: 14768 W CALVERT ST

APN: 2241024002

PIN #: 177A149 19

Tract: TR 1200

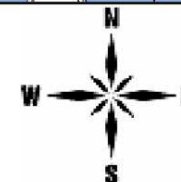
Block: 60

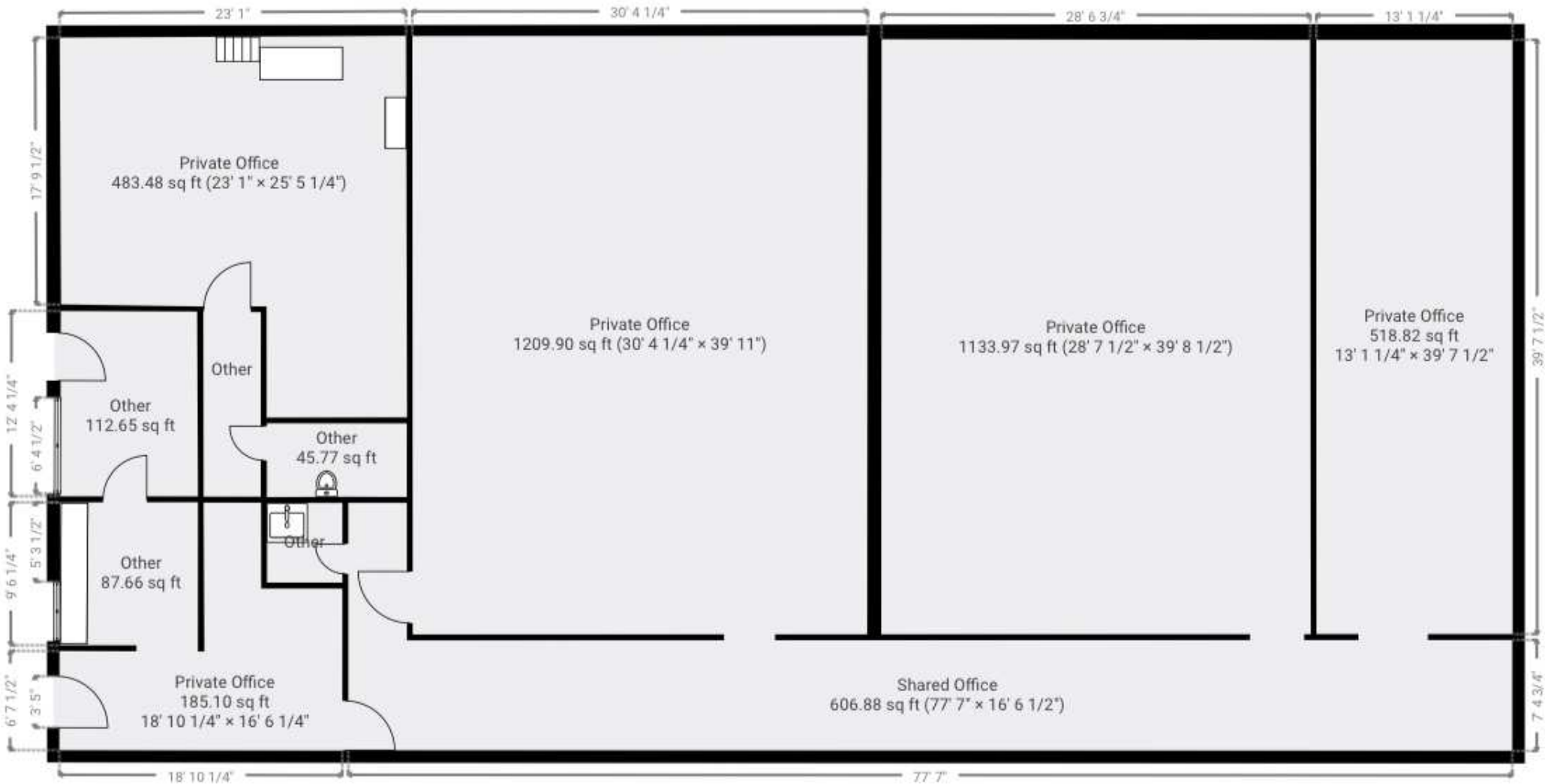
Lot: 7

Arb: 1

Zoning: M2-1

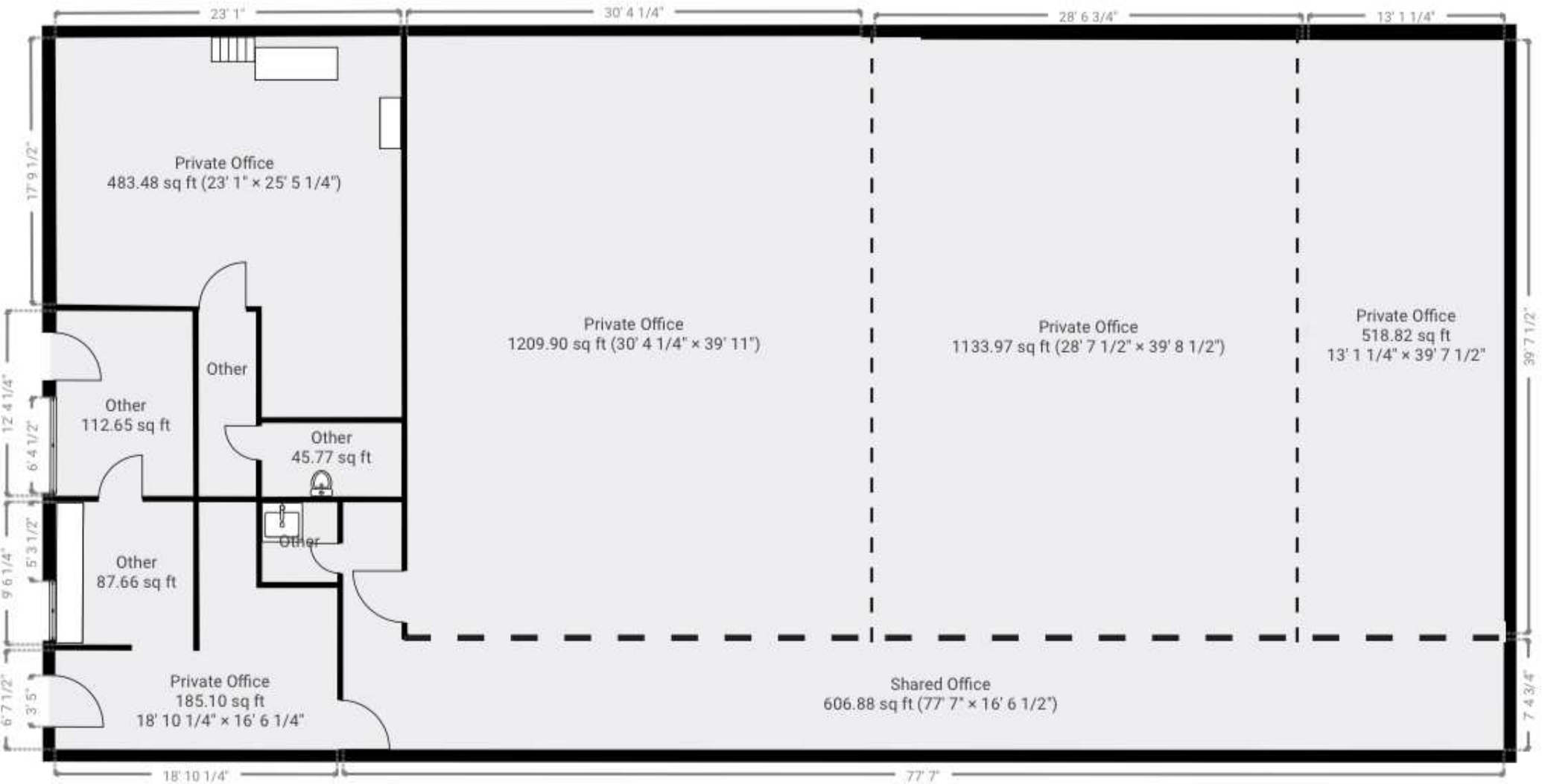
General Plan: Light Manufacturing


 0.04 Miles
200 Feet

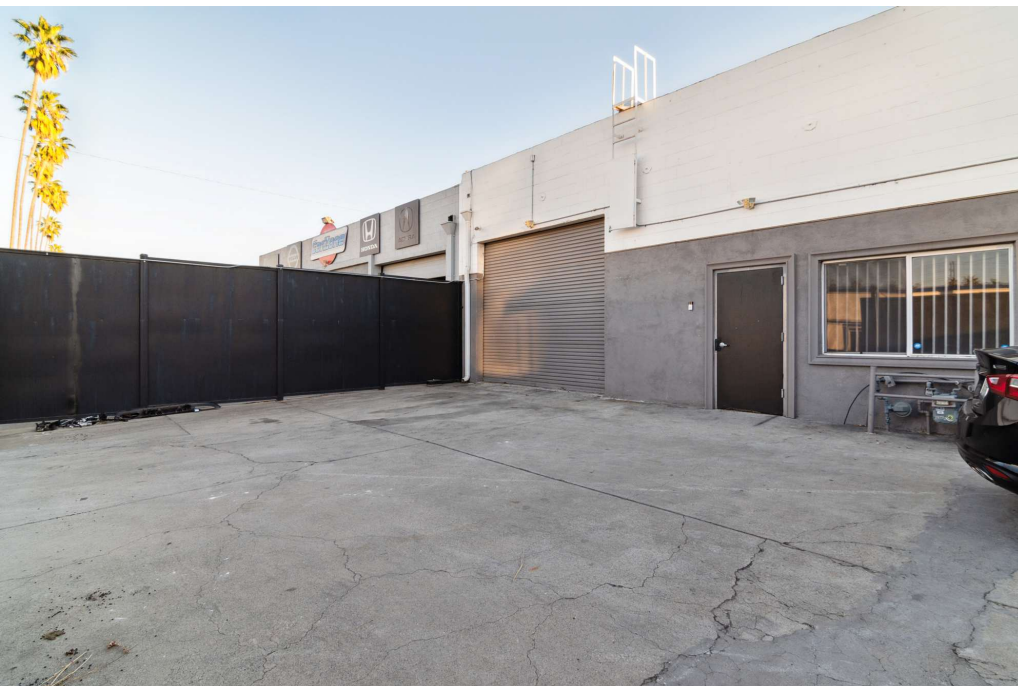


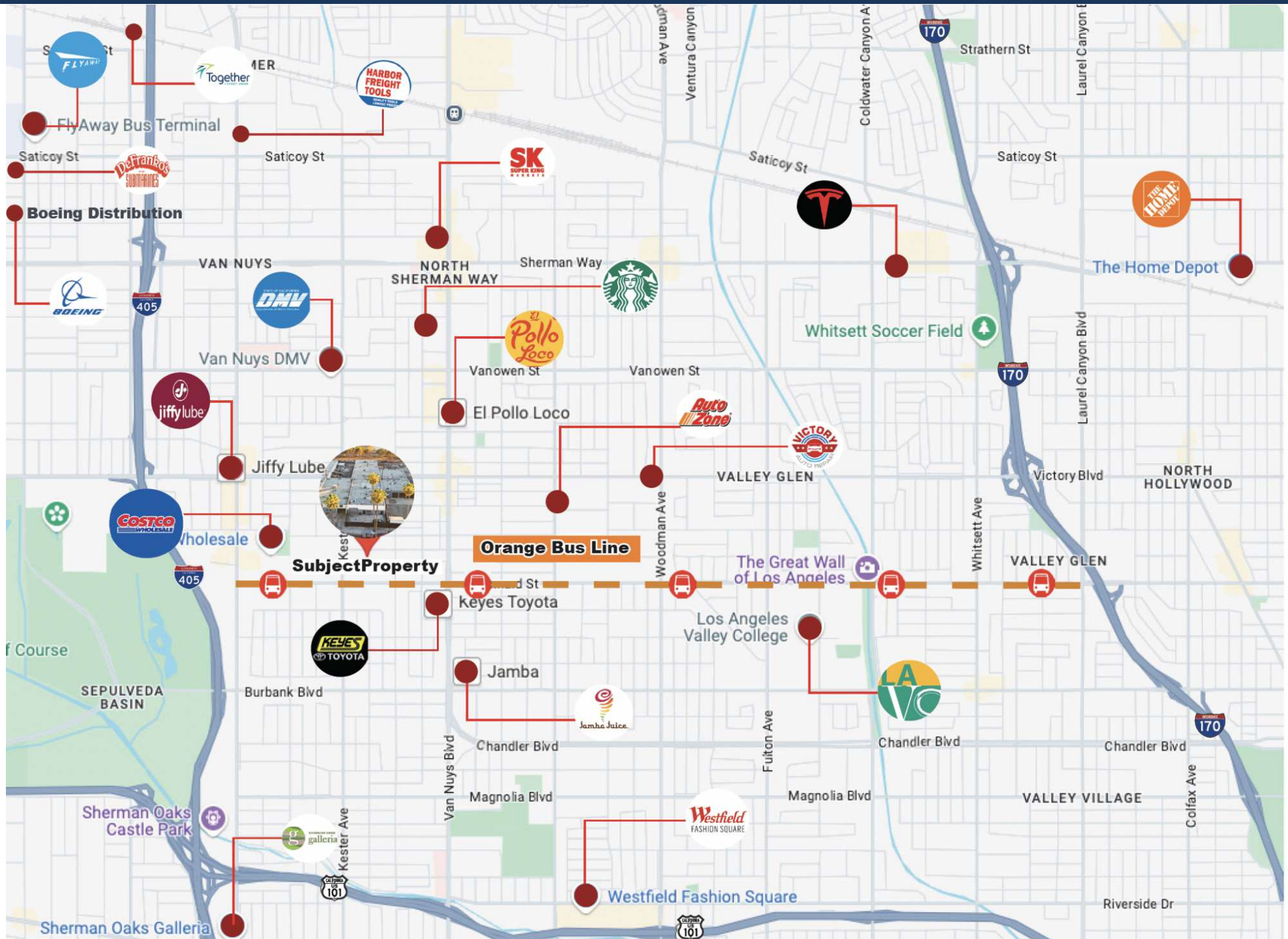
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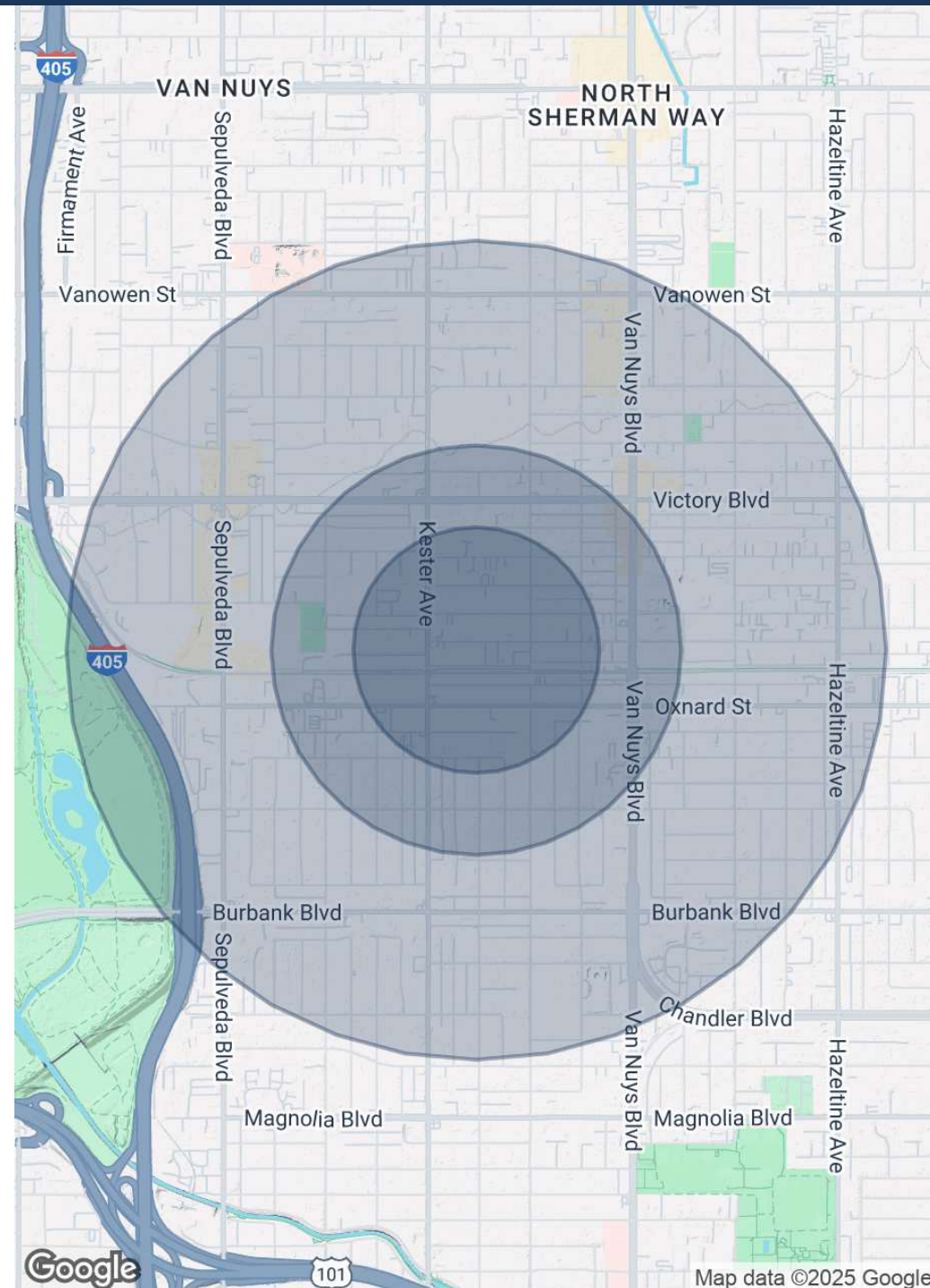






POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,672	10,715	39,904
Average Age	35	36	38
Average Age (Male)	34	35	37
Average Age (Female)	36	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,807	3,557	14,411
# of Persons per HH	3.1	3	2.8
Average HH Income	\$66,447	\$76,937	\$94,370
Average House Value	\$675,504	\$758,633	\$889,777

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.