



For Lease

7646 Densmore Ave, Unit A1, Van Nuys, CA 91406

3,500 SF Industrial Building

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Prime Central Valley Location



2 Ground Level Doors



Expansion Capabilities Within Complex



Close to 405 Freeway & Van Nuys Airport

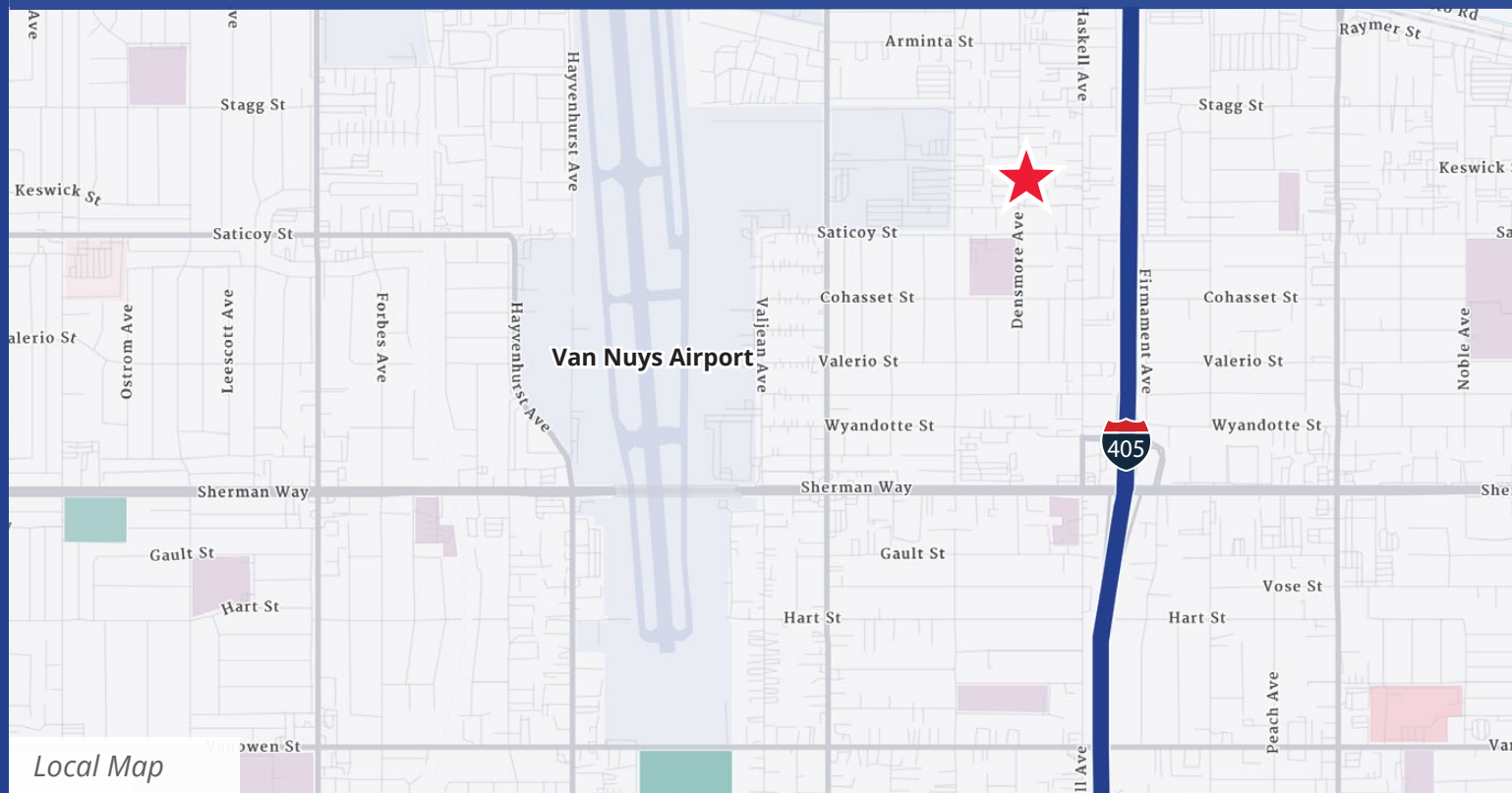
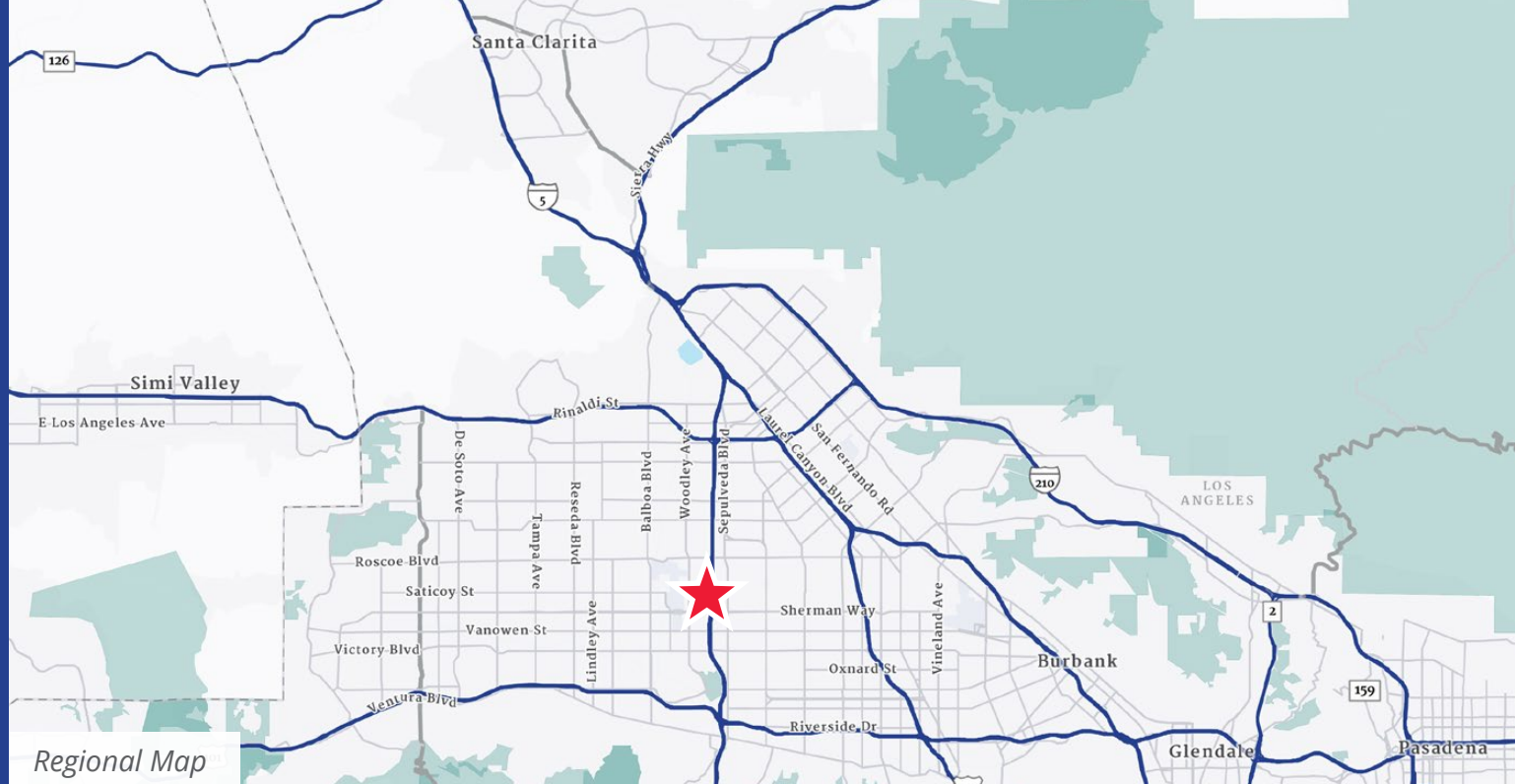
Available SF	3,500
Monthly Rent	\$5,565
Base Rate PSF	\$1.59 G
Clear Height	14'
GL Doors / Dim	2 / 10' x 12'
Power	100A, 240V, 3Ph, 4W
Parking Spaces / Ratio	8 / 2.3:1
Office SF / #	1,530
Restrooms	2
Warehouse HVAC	Yes
Zoning	M1
Year Built	1964
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Photos





Location Maps



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Contact Info

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Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203

www.colliers.com

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