

# VAN NUYS INDUSTRIAL PARK



FOR LEASE

*±905 & ±1,810 SF Industrial Units Located in the Heart of  
Van Nuys, CA*

7056 GERALD AVENUE, VAN NUYS, CA 91406

EXCLUSIVELY  
LISTED BY

LUKE HOLLAND  
626.818.4060  
luke.holland@kidder.com  
LIC N° 023116695





## *Building Highlights*

±905 & ±1,810 SF spaces

2 car parking

1 GL loading door

Block construction

12' clear height

M1 zoning

Fenced and secured parking

Cross streets Hayvenhurst Ave & Sherman Way

±1.2 miles to 405 freeway at Sherman Way

Asking \$1.55 PSF all-in (includes CAM)

*±905 SF*

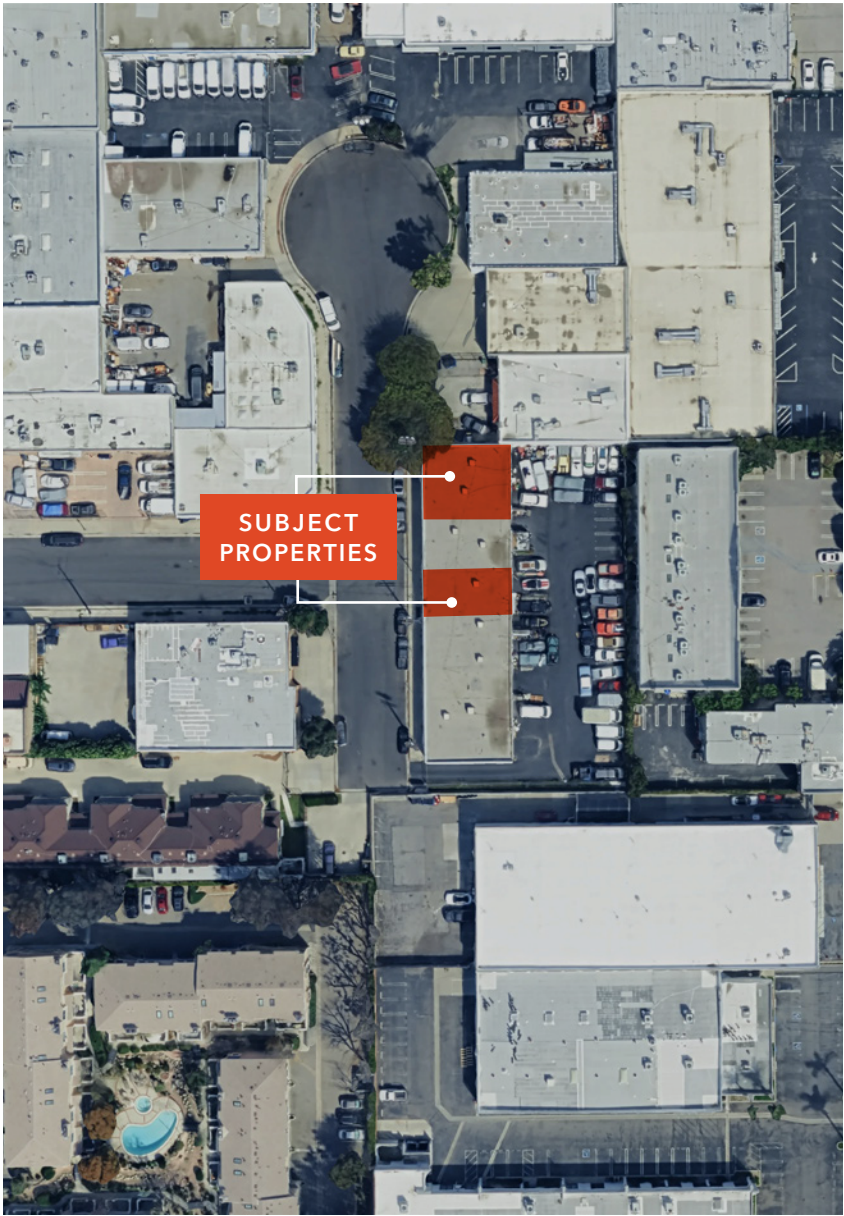
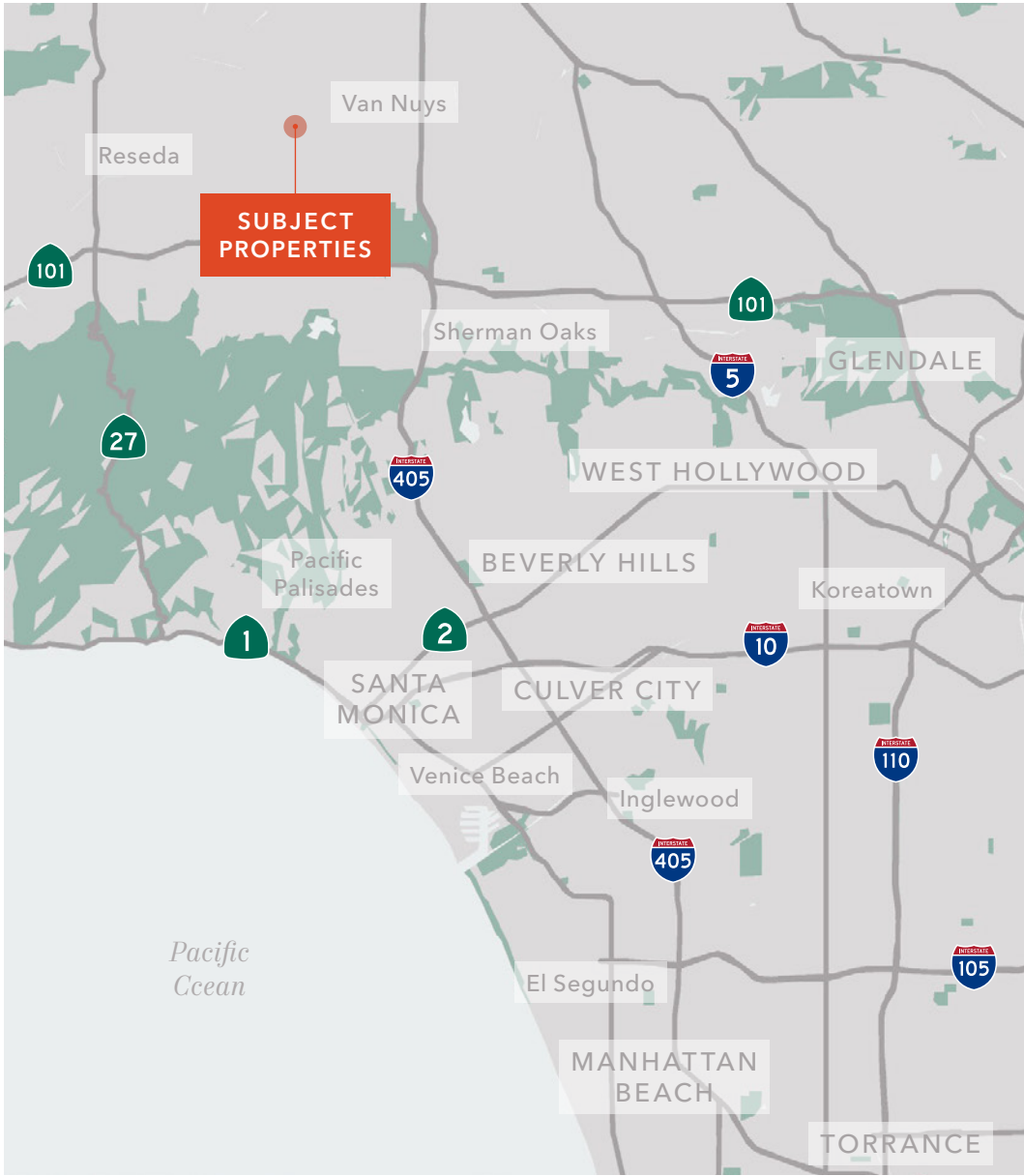
AVAILABLE (\$1.55/SF)

*±1,810 SF*

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