

INDUSTRIAL BUILDING FOR LEASE

7655 Kester Ave, Van Nuys, CA 91405

For Lease: \$1.25 NNN

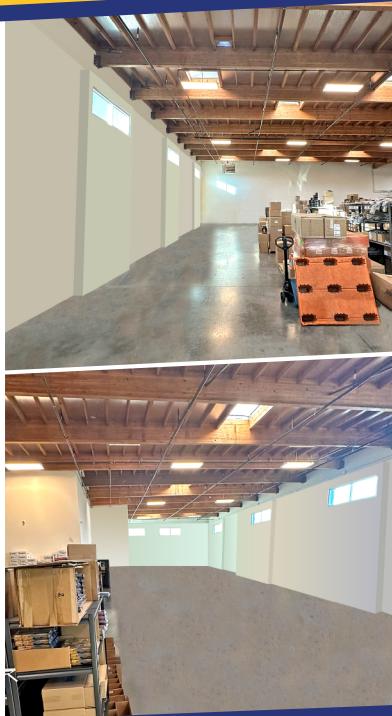
PRICED
TO
LEASE



8,147 SF

PROPERTY HIGHLIGHTS:

- High Image Building
- Approximately 1,000 SF Office
- Private Yard
- 10' x 14' GL Loading Door
- 18' Warehouse Clearance
- Clearspan Warehouse & Fire Sprinklered
- 600 Amps / 480 Volt Power
- Desirable Van Nuys Location
- CM Zone
- Roughly \$0.32 NNN Expenses



RON KASSAN

818.512.5001

ron@availablewarehouses.com

LIC. #01063078



ART MINASSIAN

818.634.3722

art@availablewarehouses.com

LIC. #02026662

Find Your Next Property at:



AvailableWarehouses.com

Follow us on Social Media



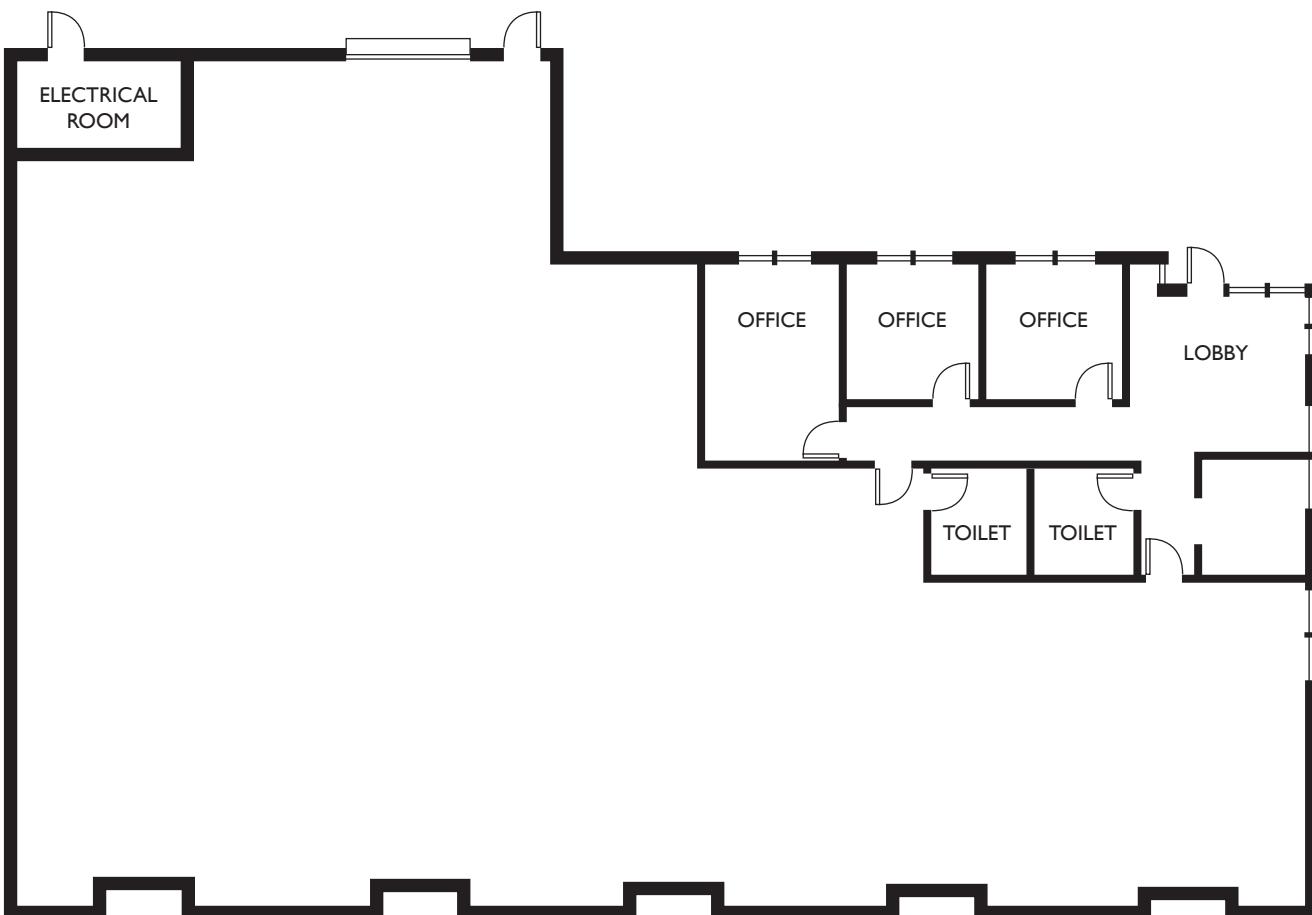
BEITLER
COMMERCIAL REALTY SERVICES

16300 Ventura Blvd. #100 | PH: 818-501-5001
Encino, CA 91436 | LIC # 01058946

The information above has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for illustration only and do not represent the current or future performance of the property. You and your advisors should conduct a thorough, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

INDUSTRIAL BUILDING FOR LEASE

7655 Kester Ave, Van Nuys, CA 91405



FLOOR PLAN