

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



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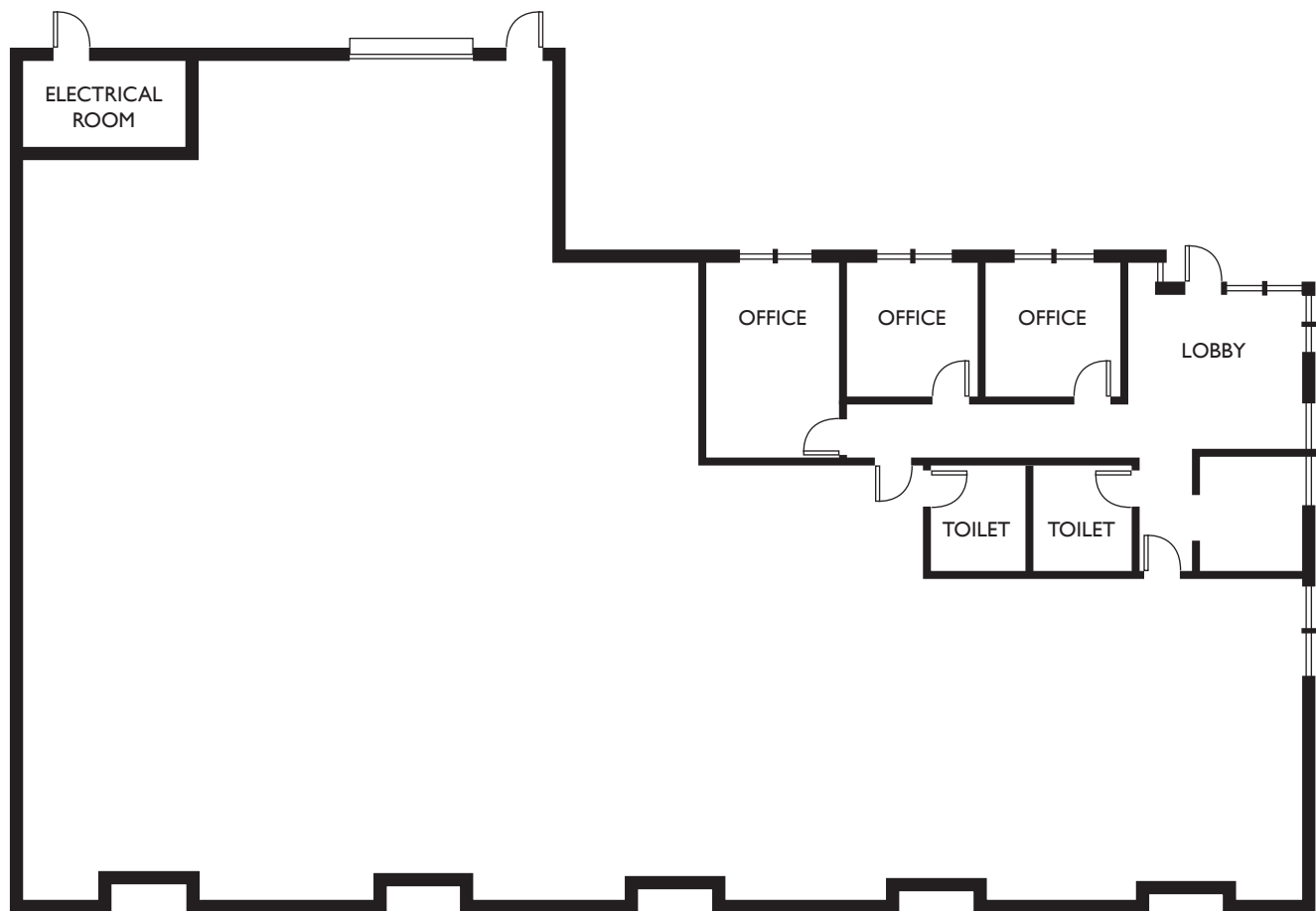
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FLOOR PLAN