

**31119**  
**VIA COLINAS**

## **Available for Purchase**

Rare small industrial unit available for sale in Westlake Village.



31119 Via Colinas, #502, Westlake Village, CA 91362



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## Property Overview

<b>Price:</b>	\$4,195,000 (Approx. \$566 per sq. ft.)
<b>Square Footage:</b>	± 7,403 Sq.Ft
<b>Availability:</b>	Vacant
<b>Clear Height:</b>	± 17 ft.
<b>Power:</b>	200 Amps, 240 Volts, 3 Phase
<b>Parking:</b>	2/1,000
<b>Zoning:</b>	M1
<b>Property Type:</b>	Industrial

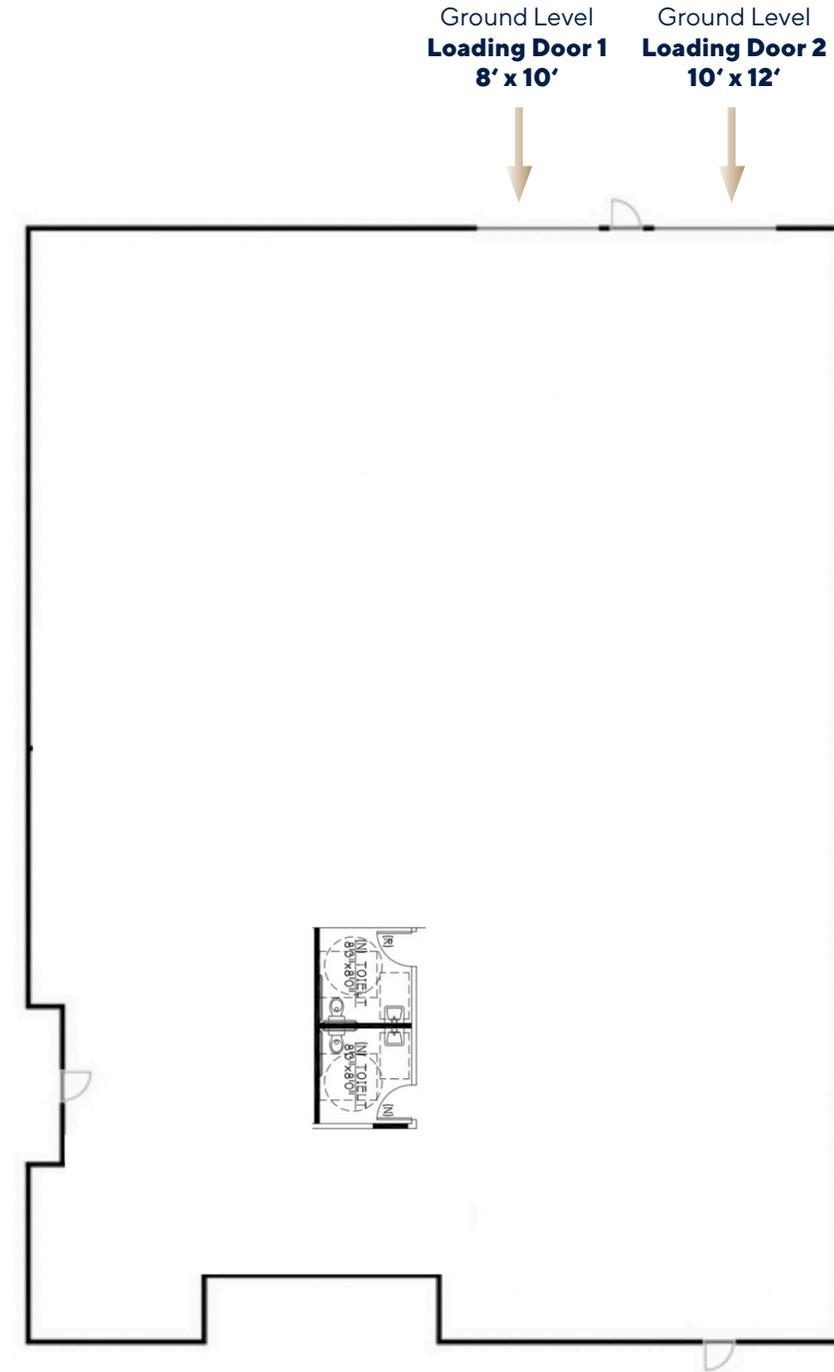
## Recent Renovations

- New 3 Ton package unit installed
- Interior and exterior repainted
- Polished concrete flooring
- Two fully updated ADA restrooms
- New LED lighting installed throughout
- New white ceiling scrim across the entire premises
- Parking lot re-striped

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# FLOOR PLAN

Unit 502  
Westlake Village, CA 91362





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# AERIAL OVERVIEW

Westlake Village Golf Course

Four Seasons Hotel

Residence Inn Hotel

Lure Fish House

Oaks Christian School

Russell Ranch Rd

Lindero Canyon Rd

We Vino

Lindero Terrace  
New mixed use  
community planned  
with 1,000 plus  
residential units

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