



6840 HAYVENHURST AVE, VAN NUYS, CA 91406

Industrial Warehouse



FOR LEASE
OFFERING MEMORANDUM



○ SITE DESCRIPTION

Positioned at 6840 Hayvenhurst Ave in Van Nuys, this versatile industrial property offers an ideal solution for a wide range of commercial and operational needs. Featuring 15'–18' ceiling heights, the space provides excellent vertical clearance suitable for warehouse, production, storage, or light manufacturing uses.

The property boasts a wide open floor plan, allowing for flexible configurations to accommodate various business operations. A 10' x 10' roll-up door ensures efficient loading, deliveries, and seamless equipment access.

Strategically located near Van Nuys Airport, the property benefits from convenient connectivity to major transportation routes including the Interstate 405, U.S. Route 101, and California State Route 118, providing easy access across the San Fernando Valley and greater Los Angeles area.

Zoned M-1, the property supports a broad range of uses including industrial, warehouse, service, and production-related businesses. The site also features ample parking within a secure gated area, ideal for employees, customers, fleet vehicles, or equipment storage.

This is a rare opportunity to secure a functional and well-located industrial space in one of Van Nuys' most accessible commercial corridors.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Industrial Warehouse

RATE
\$1.70 MG

BUILDING
7,000 SF

CEILING HEIGHT
15-18ft

YEAR BUILT
1963

ZONING
LAP



PROPERTY HIGHLIGHTS

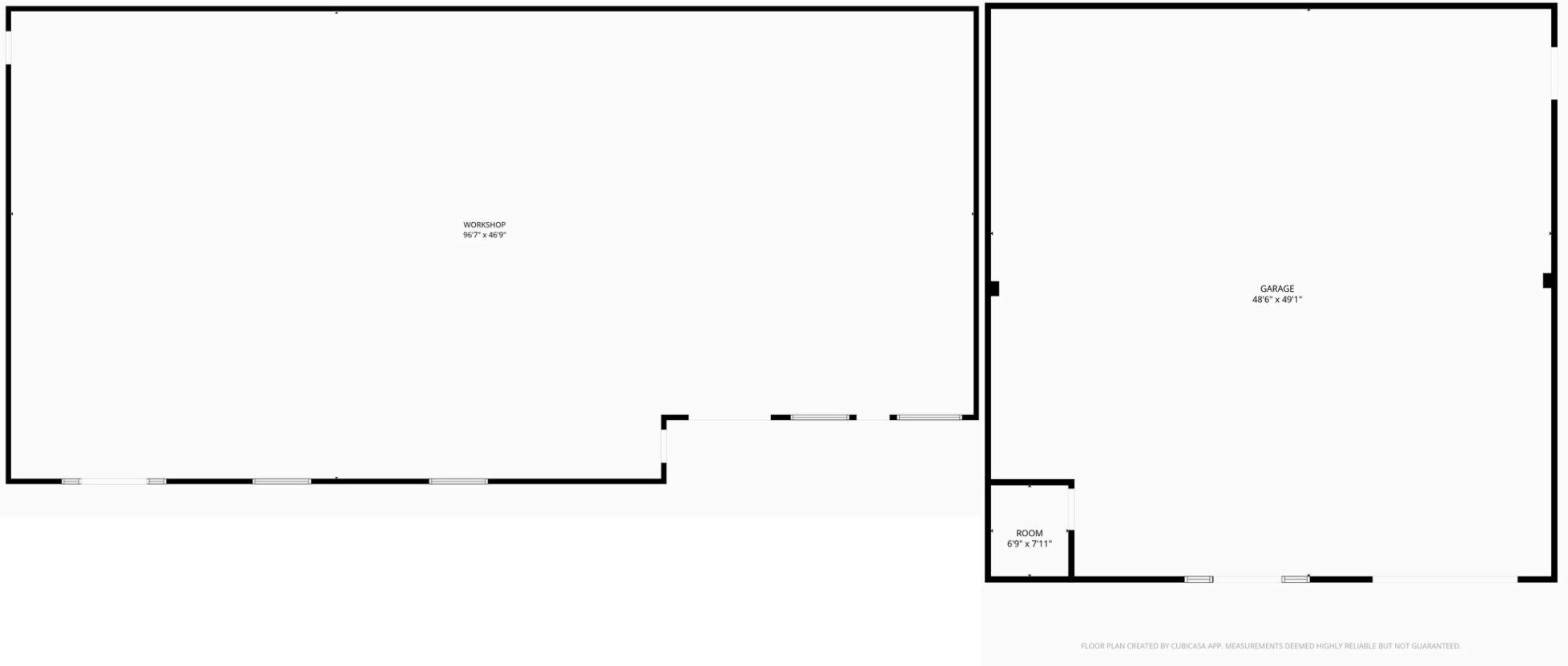
- 15'–18' ceiling heights, providing excellent functionality for warehouse, production, storage, and operational uses.
- Wide open floor plan allowing for flexible space planning and a variety of business operations.
- Equipped with a 10' x 10' roll-up door, supporting convenient loading, deliveries, and equipment access.
- Strategically positioned near Van Nuys Airport with convenient access to the 405, 101, and 118 Freeways.
- M-1 zoning, allowing for a wide range of commercial, industrial, warehouse, service, and production-related uses.
- Ample parking available within a secure gated area, ideal for employees, customers, fleet vehicles, or equipment storage.



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FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



All information are deemed reliable but not guaranteed. Buyer to verify.

 PROPERTY PHOTOS



RETAIL MAP

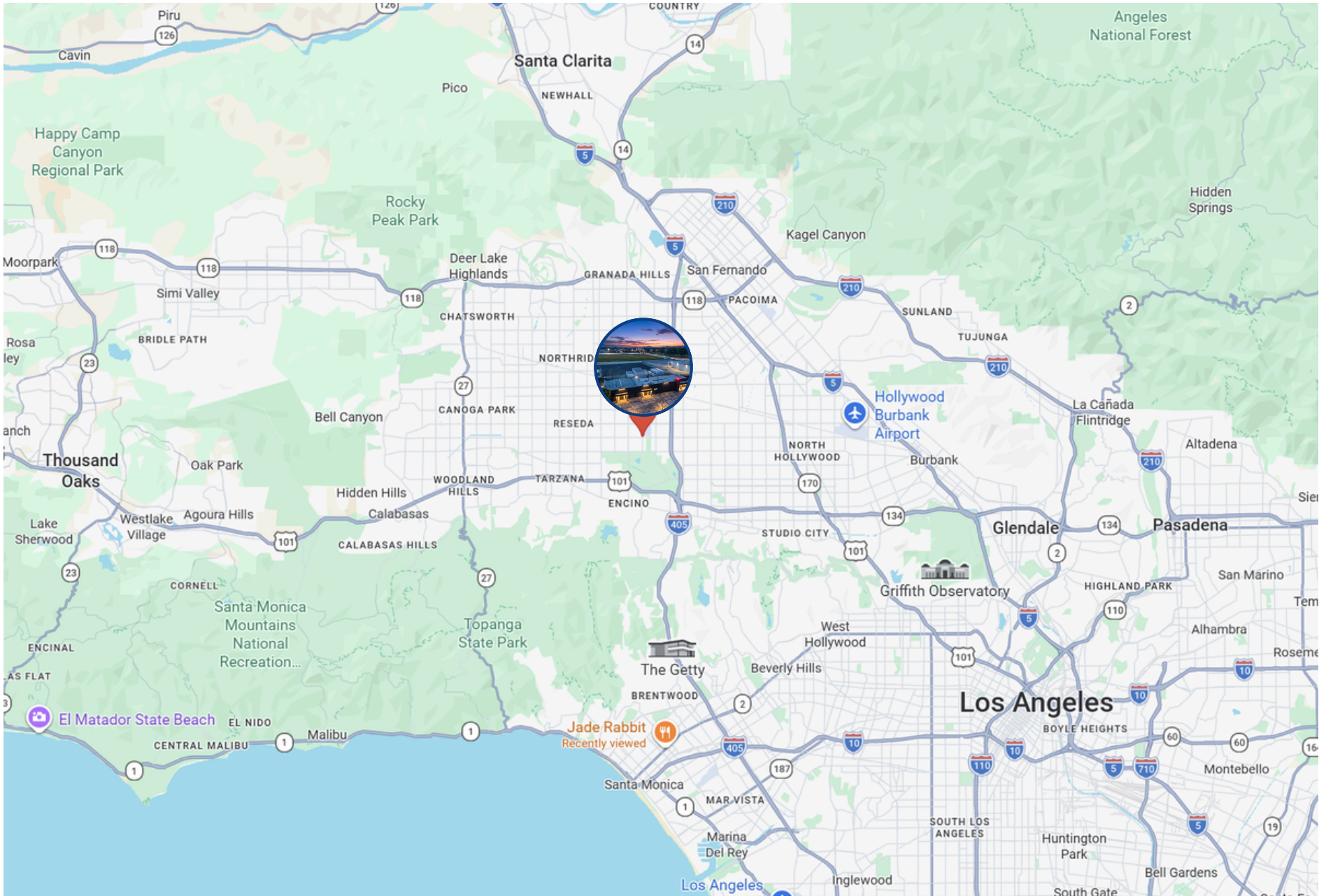


AERIAL MAP

LOCATED ALONG HAYVENHURST AVENUE IN VAN NUYS, 6840 HAYVENHURST AVE SITS WITHIN AN ESTABLISHED COMMERCIAL AND LIGHT INDUSTRIAL AREA SURROUNDED BY A MIX OF FLEX-INDUSTRIAL, SERVICE-ORIENTED, AND OFFICE USES. THE PROPERTY OFFERS STREET FRONTAGE ALONG A LOCAL ROADWAY AND IS POSITIONED WITHIN A FUNCTIONAL BUSINESS CORRIDOR THAT SUPPORTS A VARIETY OF COMMERCIAL OPERATIONS. THE LOCATION PROVIDES CONVENIENT ACCESS TO MAJOR THOROUGHFARES INCLUDING SHERMAN WAY AND VAN NUYS BOULEVARD, AS WELL AS THE 405 FREEWAY, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA.



LOCATION MAP





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