

VAN NUYS INDUSTRIAL PARK



FOR LEASE

*±1,810 SF Industrial Unit Located
in the Heart of Van Nuys, CA*

7102 & 7104 GERALD AVENUE, VAN NUYS, CA 91406

EXCLUSIVELY
LISTED BY

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



Building Highlights

±1,810 SF space

4 car parking

2 GL loading doors

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 \$1.45 PSF all-in (includes CAM)

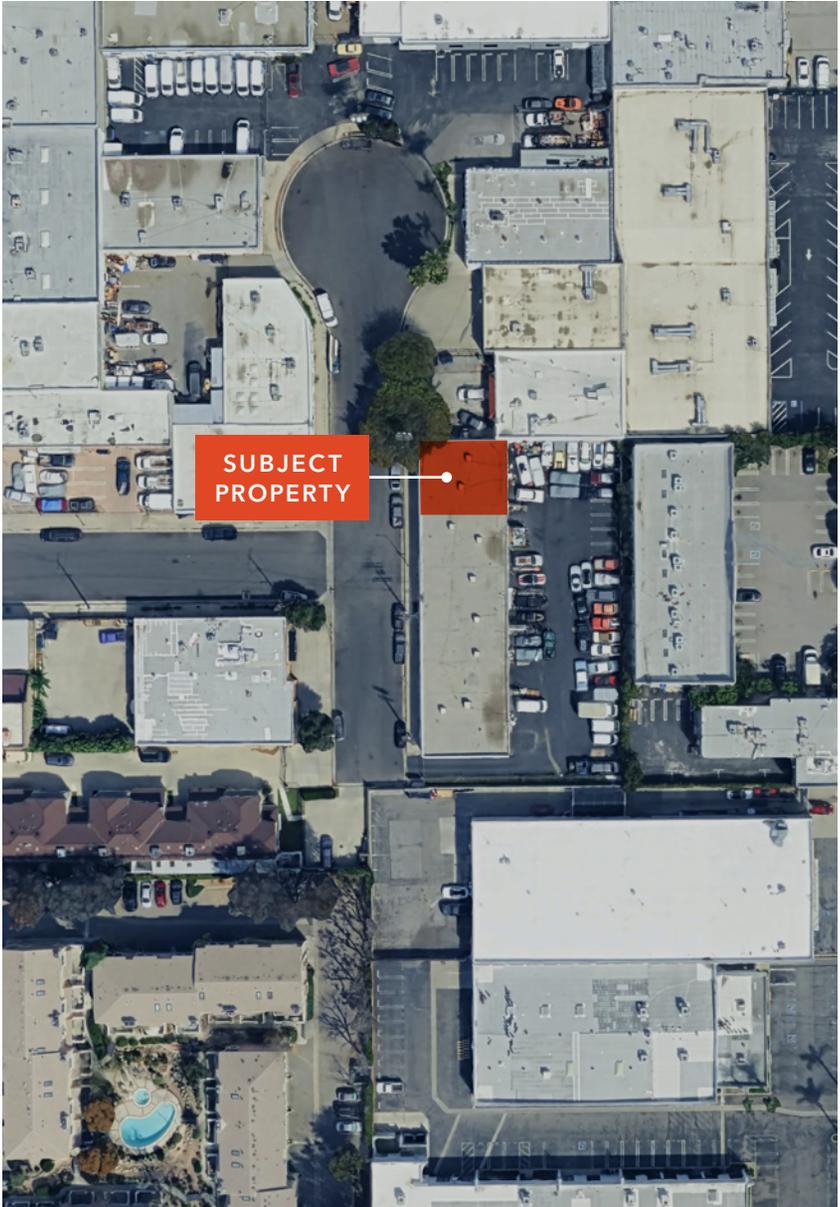
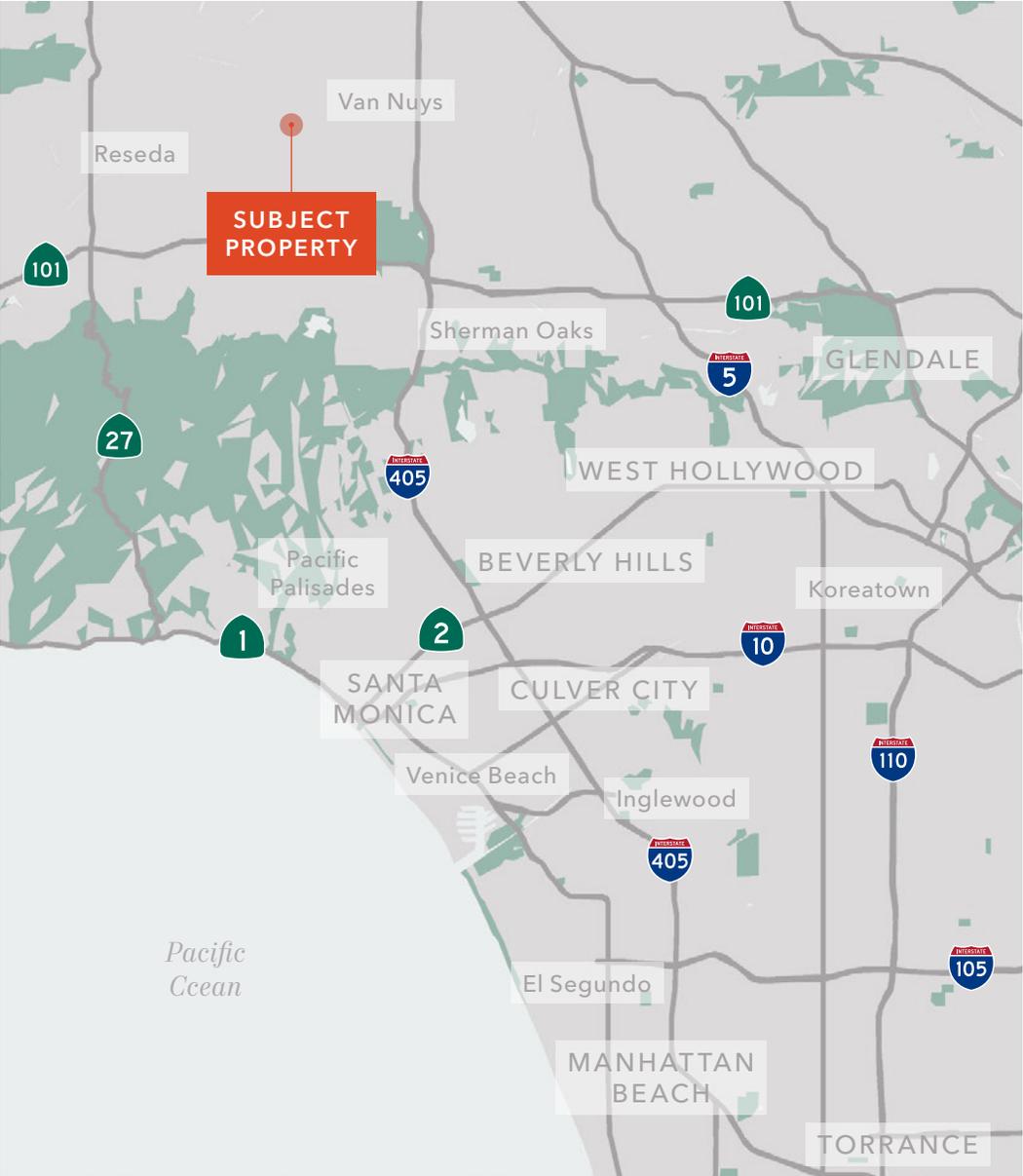
±1,810 SF

AVAILABLE

\$1.45

LEASE RATE PSF

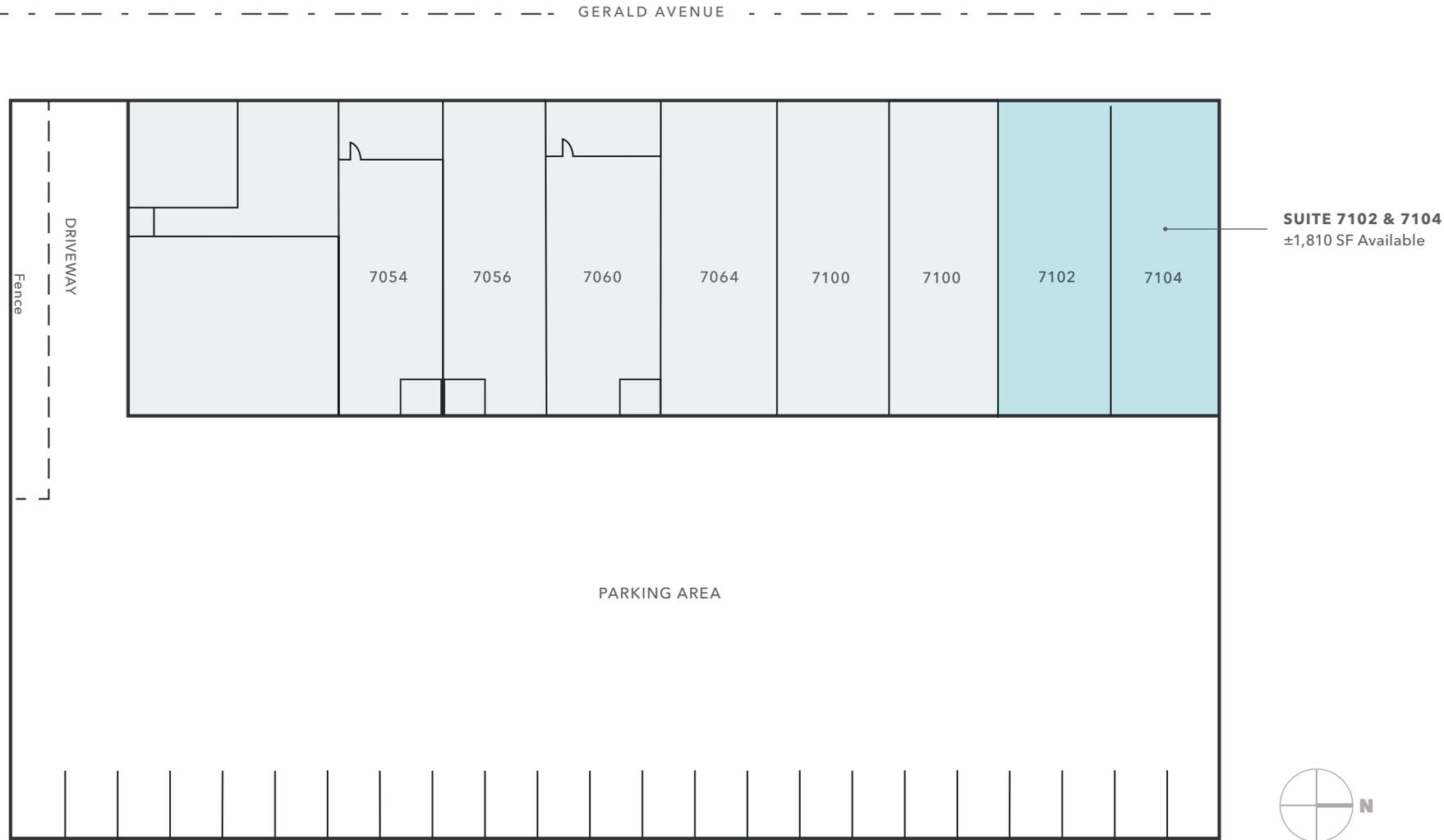
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SITE PLAN



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KIDDER.COM

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