

EXCELLENT LOCATION IN VAN NUYS

INDUSTRIAL

FOR LEASE

VAN NUYS, CA 91301

6955 VALJEAN AVE

VAN NUYS, CA



**Van Nuys
Airport**

Valjean Ave

Hart St

MICHAEL TINGUS
Principal
818.223.4380
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www.miketingus.com
DRE# 01013724

PATRICK REDDY
Principal
818-933-0348
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LEE & ASSOCIATES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



ADJACENT TO
VAN NUYS AIRPORT



SECURE FENCE:
CONCRETE YARD



CLOSE PROXIMITY TO
405 & 101 HWYS



HEAVY
POWER



NEW
ROOF



PRISTINE
WAREHOUSE



ADDITIONAL
STREET PARKING

6955 VALJEAN AVE.

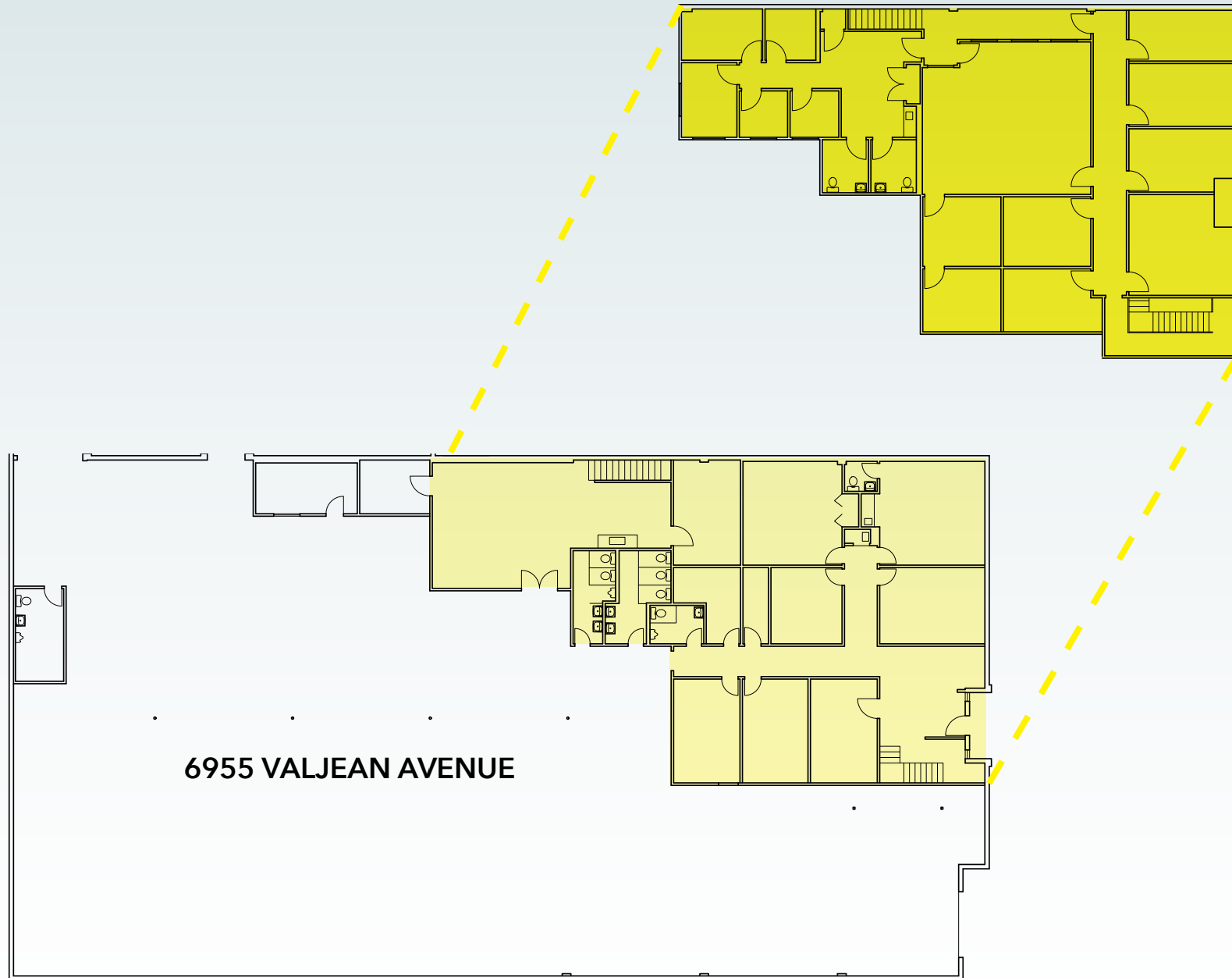


BUILDING SIZE	14,016 SF
CLEAR HEIGHT	16' - 17'6"
LOADING	(1) GROUND LEVEL
POWER	800 A, 120/240 V, 3 PH, 4W
PARKING	TWENTY FIVE (25) STALLS
ZONING	M1/P1
LEASE RATE	\$1.65 IG

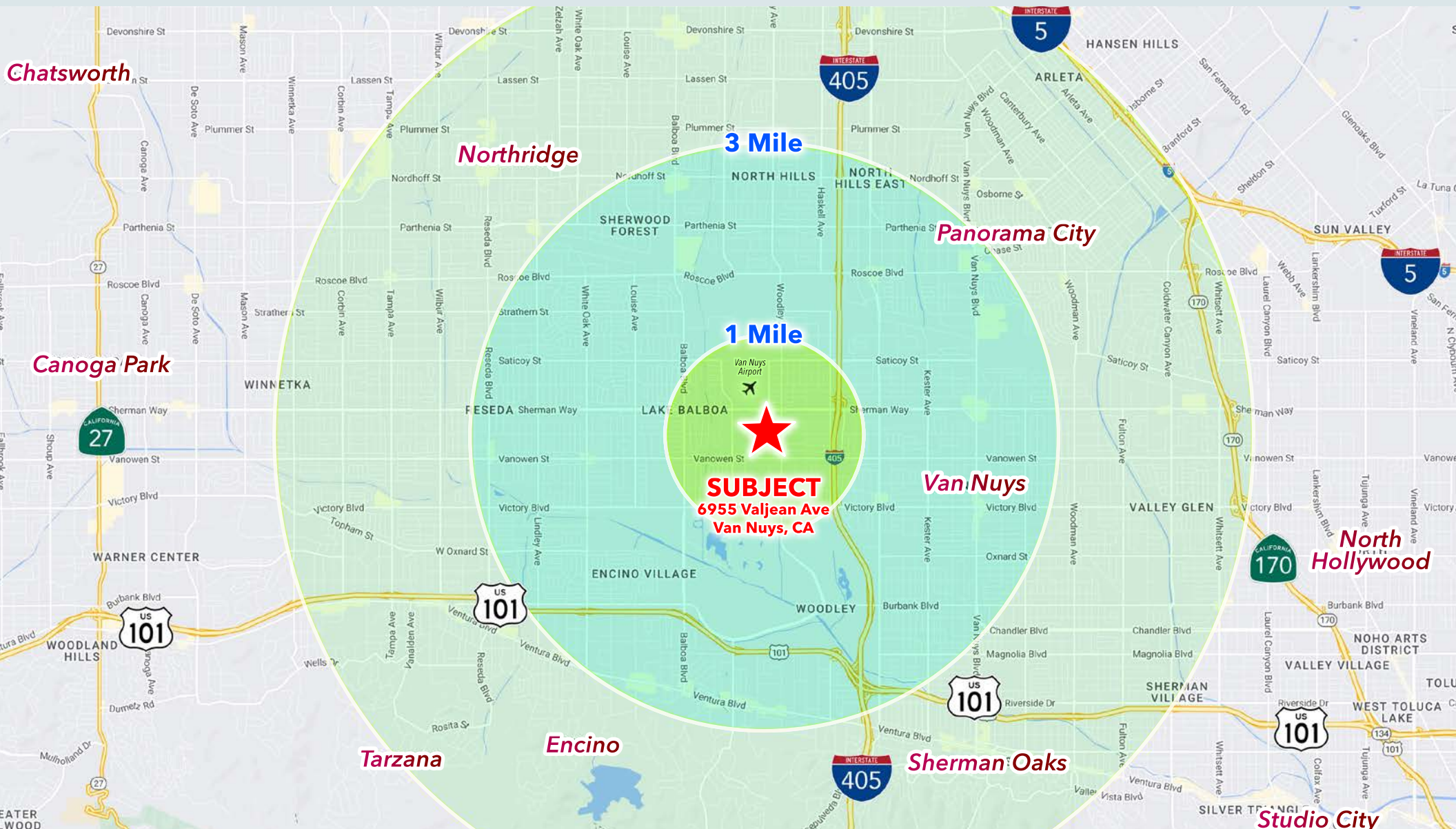


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2nd Floor



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