



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL SPACE FOR LEASE

6921 VALJEAN AVE,
VAN NUYS, CA

PATRICK REDDY

Principal
818.933.0348
preddy@lee-re.com
DRE #01901872

SCOTT ROMICK

Principal/Managing Director
818.933.0305
sromick@lee-re.com
DRE #01323527

DARREN CASAMASIMA

Principal
818.933.0303
dc@lee-re.com
DRE #01425638

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

THE PROPERTY

6921 Valjean Ave, Van Nuys, CA



HIGHLIGHTS

- ✓ High Image Facility
- ✓ Van Nuys Airport Adjacent
- ✓ Oversized GL Loading Door
- ✓ Convenient to 101 & 405 Freeways
- ✓ 480 SF Bonus Finished Mezzanine Office
- ✓ CAM Charges: \$0.15 PSF

PROPERTY DETAILS



9,829
Square Footage



\$1.80 MG
Lease Rate/SF



M1/P1
Zoning



15 Spaces
Parking



17'-20'3"
Clear Height



1 (11'x14')
GL Loading Doors

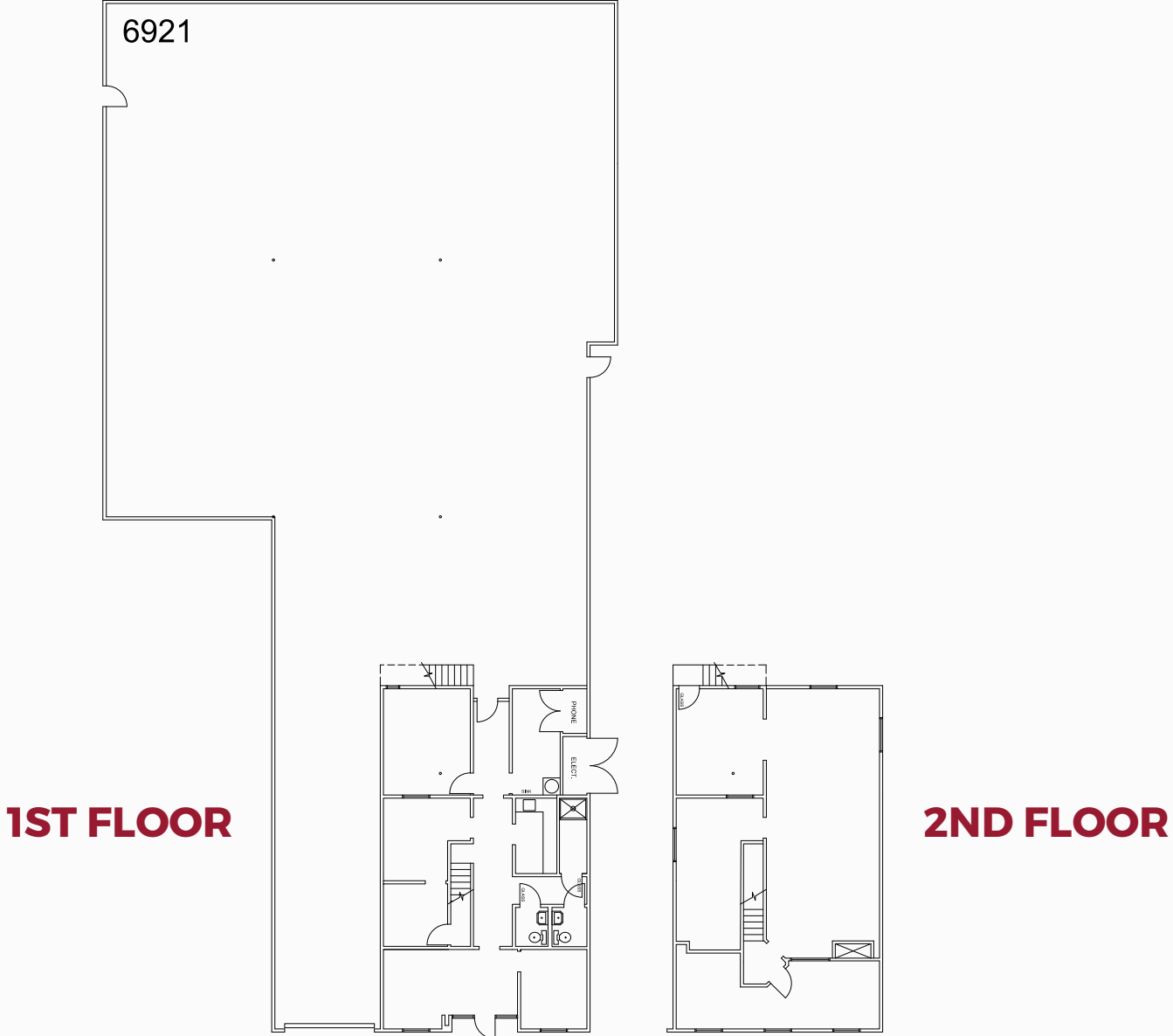


400A | 240V ^{3 PHASE} _{4 WIRE}
Power

PHOTOS



FLOOR PLAN







All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

For more information,
please contact us.

PATRICK REDDY
Principal
818.933.0348
preddy@lee-re.com
DRE #01901872

SCOTT ROMICK
Principal/Managing Director
818.933.0305
sromick@lee-re.com
DRE #01323527

DARREN CASAMASIMA
Principal
818.933.0303
dc@lee-re.com
DRE #01425638