

Available SF 1,511 SF

Industrial For Lease
Building Size 16,320 SF

Address: 7020 Hayvenhurst Ave, Unit F, Van Nuys, CA 91406

Cross Streets: Hayvenhurst Ave / Sherman Way

Multi-Tenant building
 1 Grade Level Door
 12' Clear Height
 100 amps, 120 Volts, 3 Phase
 Close Proximity to 405 and 101 Freeways

Lease Rate/Mo: \$3,234
Lease Rate/SF: \$2.14
Lease Type: Modified Gross / Op. Ex: \$0.11
Available SF: 1,511 SF
Minimum SF: 1,511 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M1-1

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 0
A: 100 V: 120 O: TBD W: 3
Construction Type: Masonry
Const Status/Year Blt: Existing / 1975R20
Whse HVAC: No
Parking Spaces: 3 / Ratio: 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 250 SF / 1
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Central SFV
APN#: 2224017025

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:ericabalin@lee-re.com)
Listing #: 42251179

Listing Date: 03/28/2025

FTCF: CB250N000S000/A0AA

Notes: Tenant to independently verify all information contained herein. Owner/Broker/Agents cannot verify its accuracy.