

For Sale
18,000± SF
Industrial/Flex Building

6855 Hayvenhurst Avenue Van Nuys, CA 91406

Property Features

Physical Address:	6855 Hayvenhurst Avenue, Van Nuys, CA 91406
Building Size:	18,000 Sq. Ft.
Parcel Size:	31,799 Sq. Ft.
Sale Price:	\$3,690,000.00 (\$205 / SF)
Building Type:	Brick Masonry
Office Space:	+/- 6,000 Sq. Ft. of Built-Out Office Space
Restrooms:	5
Year Built:	1970
Zoning:	LAM1-1
Clearance:	16' – 18' Ceiling Height
Loading:	2 Ground Level Loading Positions measuring 12' x 15'
Power:	800 Amps / 120-240 Volt / 3 Phase / 4 Wire Power
Parking:	30 Spaces
Location:	Centrally located Van Nuys flex/industrial building. Highly improved office space. Major street visibility with an automatic sliding gate to the fenced rear parking lot. Immediate Access to the 405 and 101 Freeways. Only minutes to the retail amenities of Ventura Boulevard.



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6855 Hayvenhurst Avenue Description

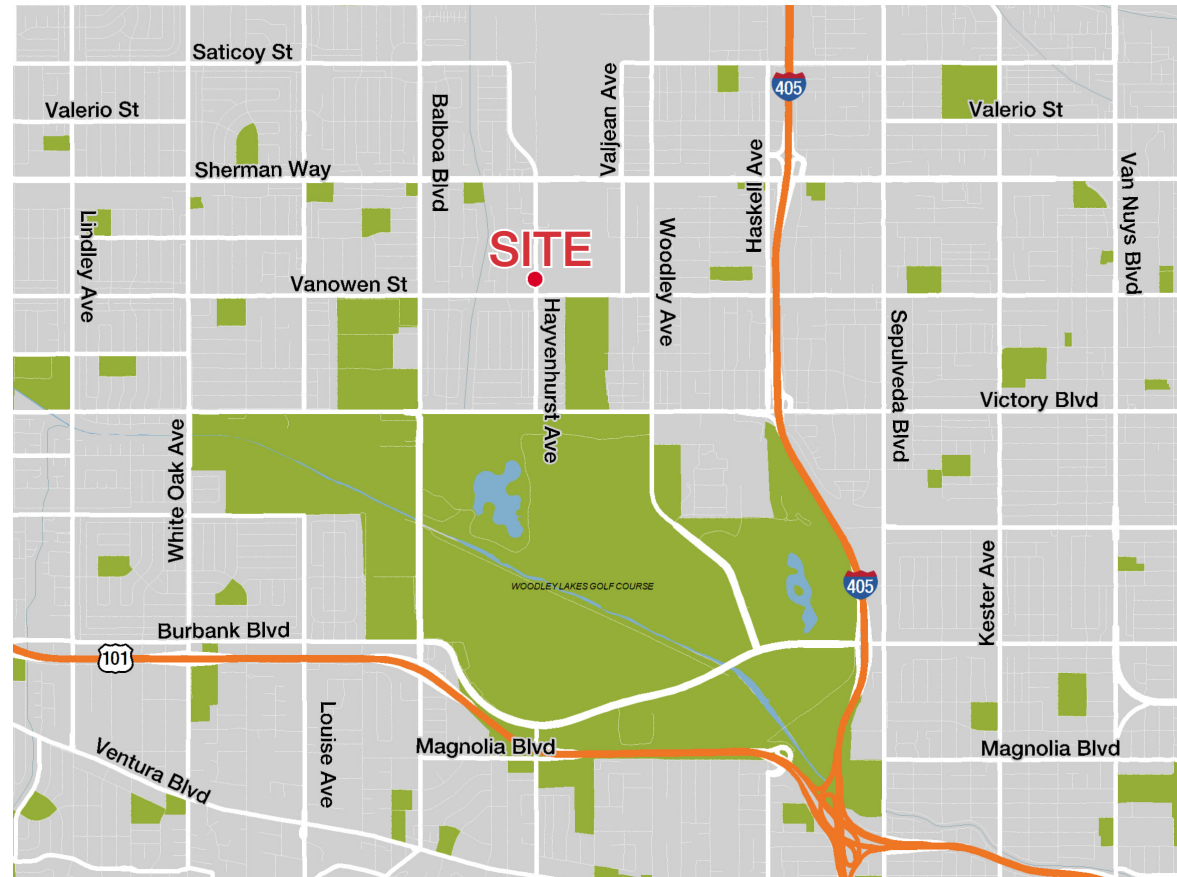
Space Description

6855 Hayvenhurst Avenue, Van Nuys is a highly improved, freestanding flex/industrial building. The building measures 18,000 square feet and is situated on a parcel of +/- 31,799 square feet zoned LAM-1. Built in 1970 and recently renovated, this brick masonry building has been improved with +/- 6,000 square feet of high quality office space and includes 5 restrooms throughout the building.

The warehouse area offers interior clearance height ranging from 16' to 18', and is accessed via two (2) ground level loading doors measuring 12' x 15'. The building provides 800 Amps of 120-240 volt 3-phase, 4 wire electrical service. The property is fully fenced and includes an automatic driveway gate which leads to the 30 car parking lot at the rear of the building.

Location Description

The building is located in the heart of the San Fernando Valley and offers immediate access to both the 405 and 101 freeways. The building is located just minutes from the retail amenities on Ventura Boulevard.



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6855 Hayvenhurst Avenue
Aerial



Hayvenhurst Avenue

6855 Hayvenhurst Avenue
Photos



Front of Building



Front Lobby



Lobby



Lobby

6855 Hayvenhurst Avenue
Photos



Bullpen Area



Hallway to Private Offices



Private Windowed Office



Kitchen and Lunch Room

6855 Hayvenhurst Avenue
Photos



Training Room



Warehouse



Warehouse



Rear Building

6855 Hayvenhurst Avenue
Floor Plan

