

7,256 SF FOR LEASE

7901 RUFFNER AVENUE
VAN NUYS, CA 91406

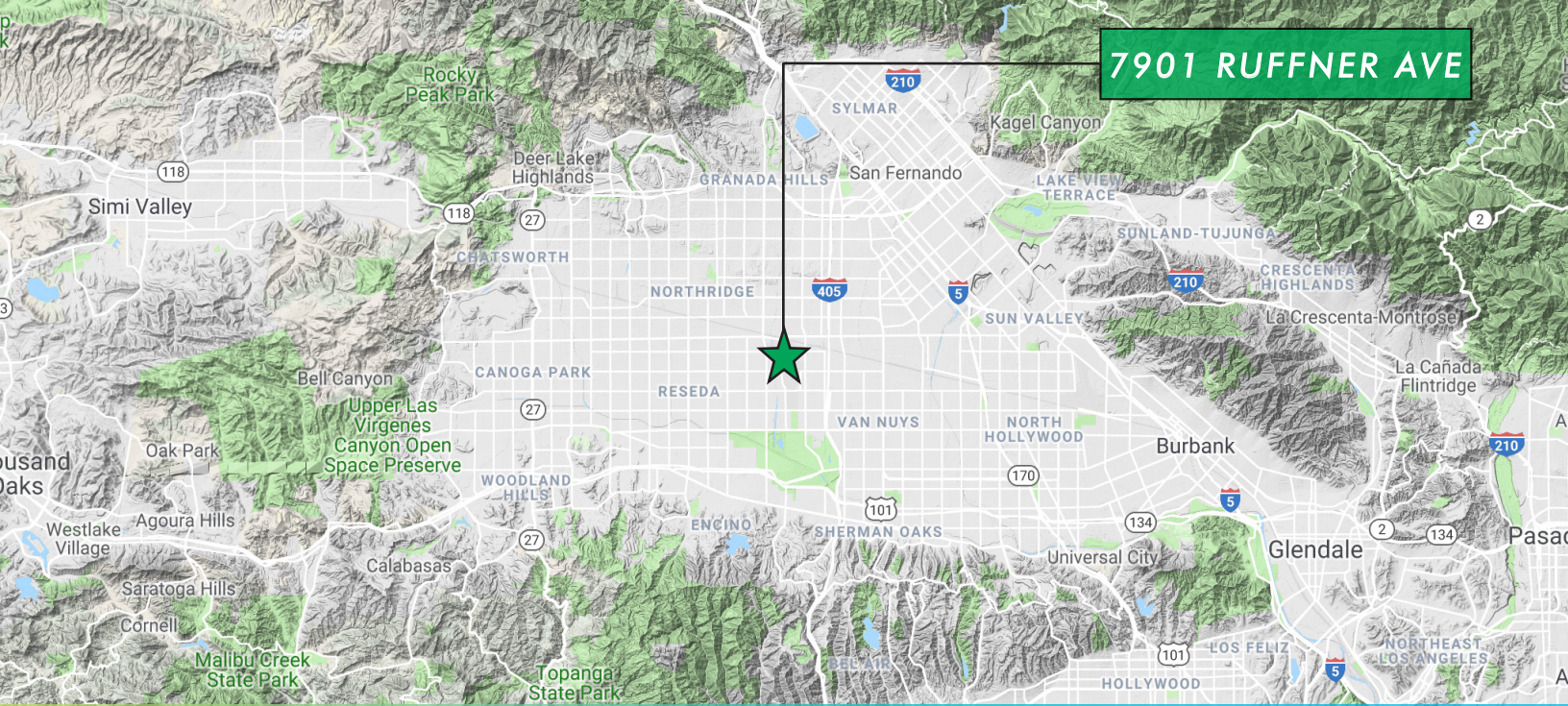


- + FLIGHT INDUSTRIAL PARK
- + THE PREMIER ENVIRONMENT FOR BUSINESS IN THE VALLEY
- + QUIET NEIGHBORHOOD / EXCELLENT SECURITY
- + CONVENIENT ACCESS TO 405 & 101 FREEWAYS
- + M2 ZONED - NO CAM CHARGE

PROPERTY INFO

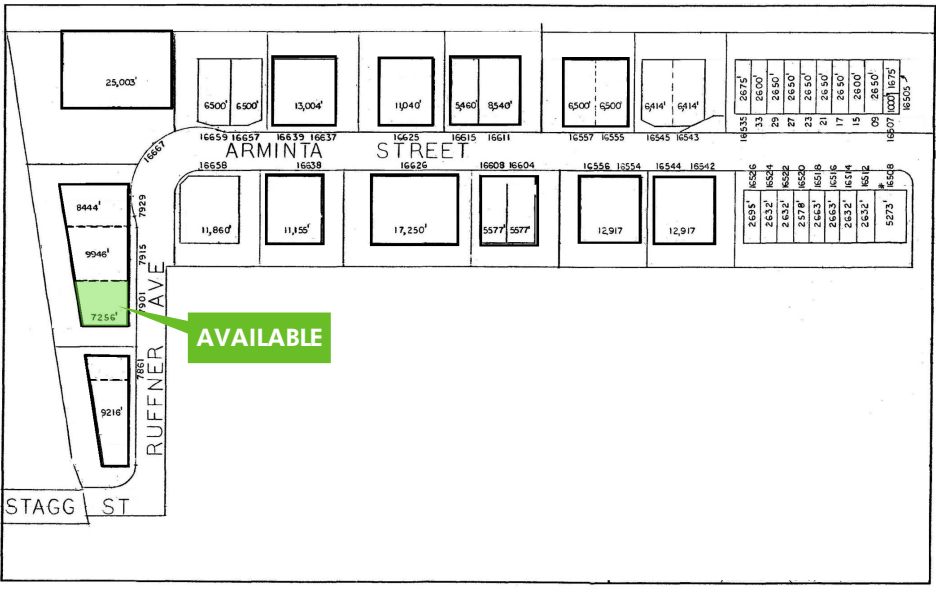
LEASE RATE/SF:	\$1.39 G
LEASE RATE/MONTH:	\$10,086
AVAILABLE SF:	7,256
OFFICE SF/#:	1,200 / 2
OFFICE HVAC:	Yes
GROUND LEVEL DOORS:	1 / 12' x 12'
CLEAR HEIGHT:	15'

POWER:	A:600, V:240, P:3, W:
PARKING SPACES/RATIO:	14 / 2:1
RESTROOMS:	2
ZONING:	M2
APN#:	2205-009-039
POSSESSION:	Immediate
TO SHOW:	Call Agent

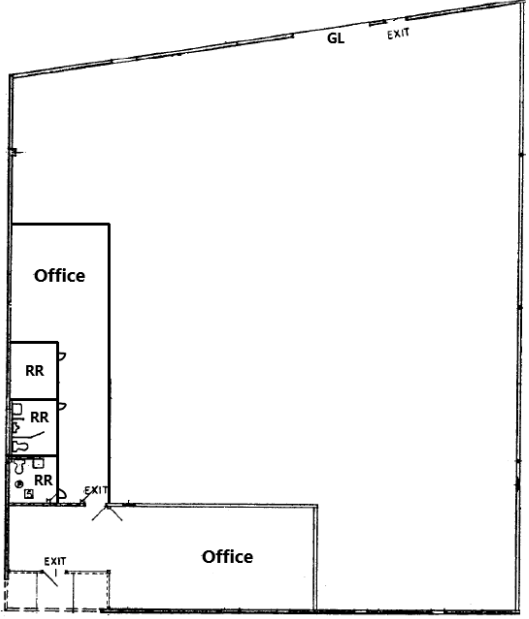


7901 RUFFNER AVE

SITE PLAN:



LAYOUT:



FOR MORE INFORMATION, PLEASE CONTACT:



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