

33,400 SF INDUSTRIAL FOR LEASE

7701

HASKELL AVENUE

VAN NUYS, CA



CBRE

PROPERTY OVERVIEW

7701 HASKELL AVENUE

- ◆ HIGH-IMAGE CORPORATE HQ FACILITY IN THE HEART OF THE VALLEY
- ◆ GATED, PRIVATE YARD WITH 2 ENTRANCES
- ◆ 24' CLEARANCE HEIGHT WITH DOCK HIGH & GROUND LEVEL LOADING
- ◆ ADJACENT TO 405 FREEWAY
- ◆ CONCRETE LOADING AREA
- ◆ 100 % HVAC

4 DIVISIBILITY OPTIONS

33,400 SF

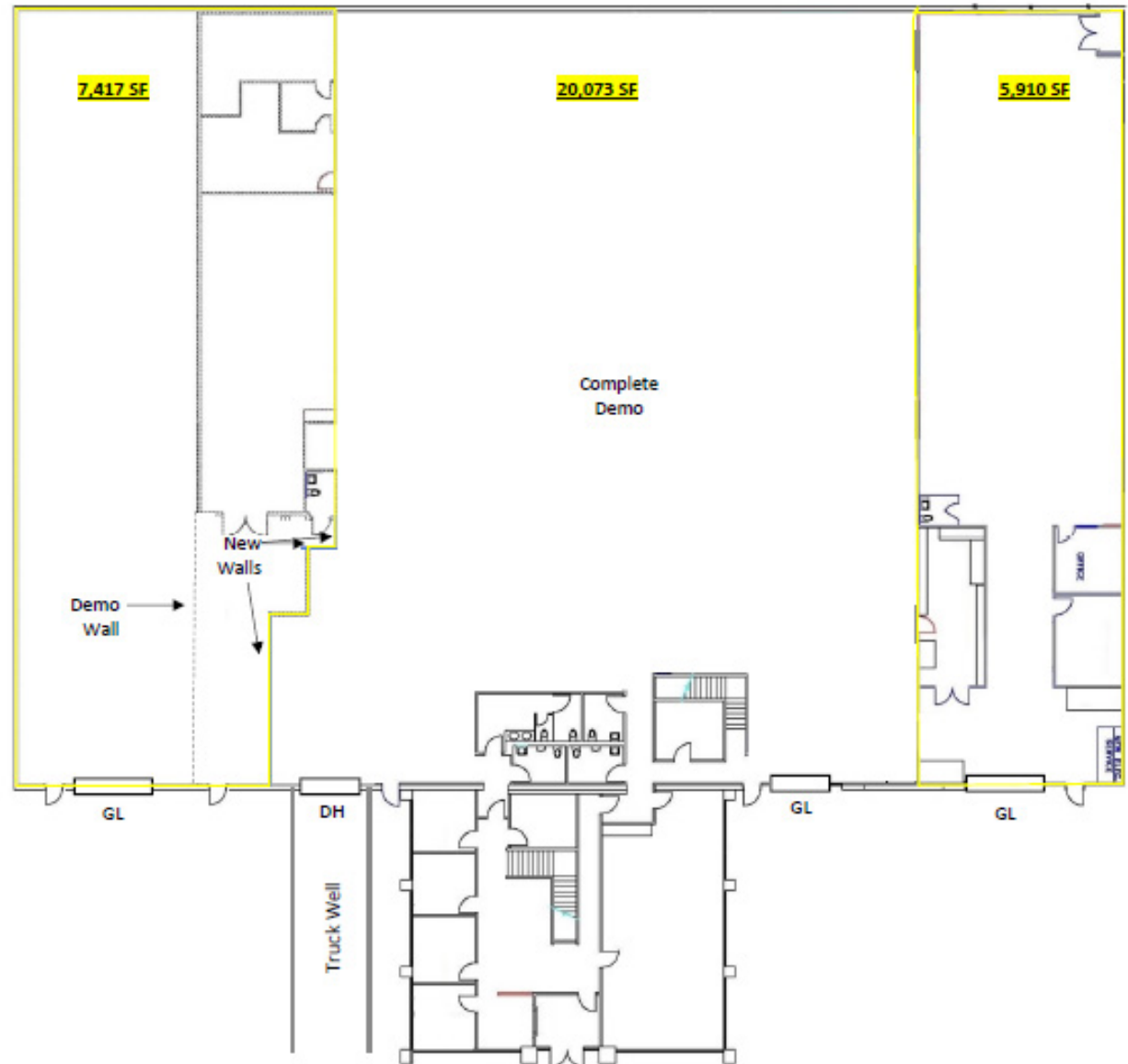
25,983 SF

20,073 SF

7,417 SF

ALL @

\$1.35 PSF NNN



PROPERTY INFORMATION


7701 HASKELL AVENUE


DIVISIBILITY

33,400 SF
25,983 SF
20,073 SF
7,417 SF


LAND SIZE

57,499 SF
(1.32 AC)


CONSTRUCTION TYPE

TILT-UP


ZONING

CM


CLEAR HEIGHT

24' MIN.


YEAR BUILT

1997


**OFFICE SF/
OFFICES**

21,558 SF/
35*

*SOME OFFICES
CAN BE REMOVED


DOCK-HIGH DOORS

1: 10'X10'


GROUND LEVEL DOORS

2: 14'X11';
14'X14'


POWER

800 AMPS/
277-480
VOLTS
3 PHASE/
4 WIRE

P
PARKING

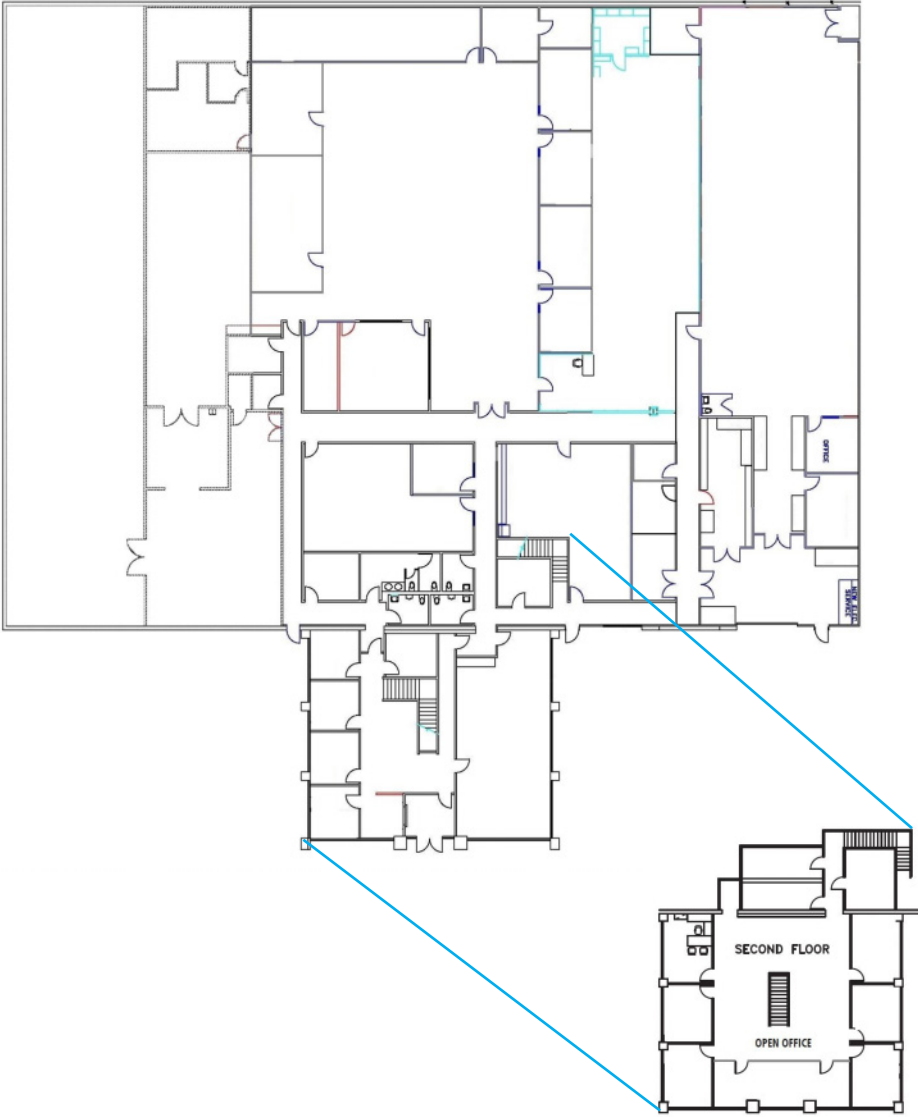
70 SPACES
(2.1/1000)





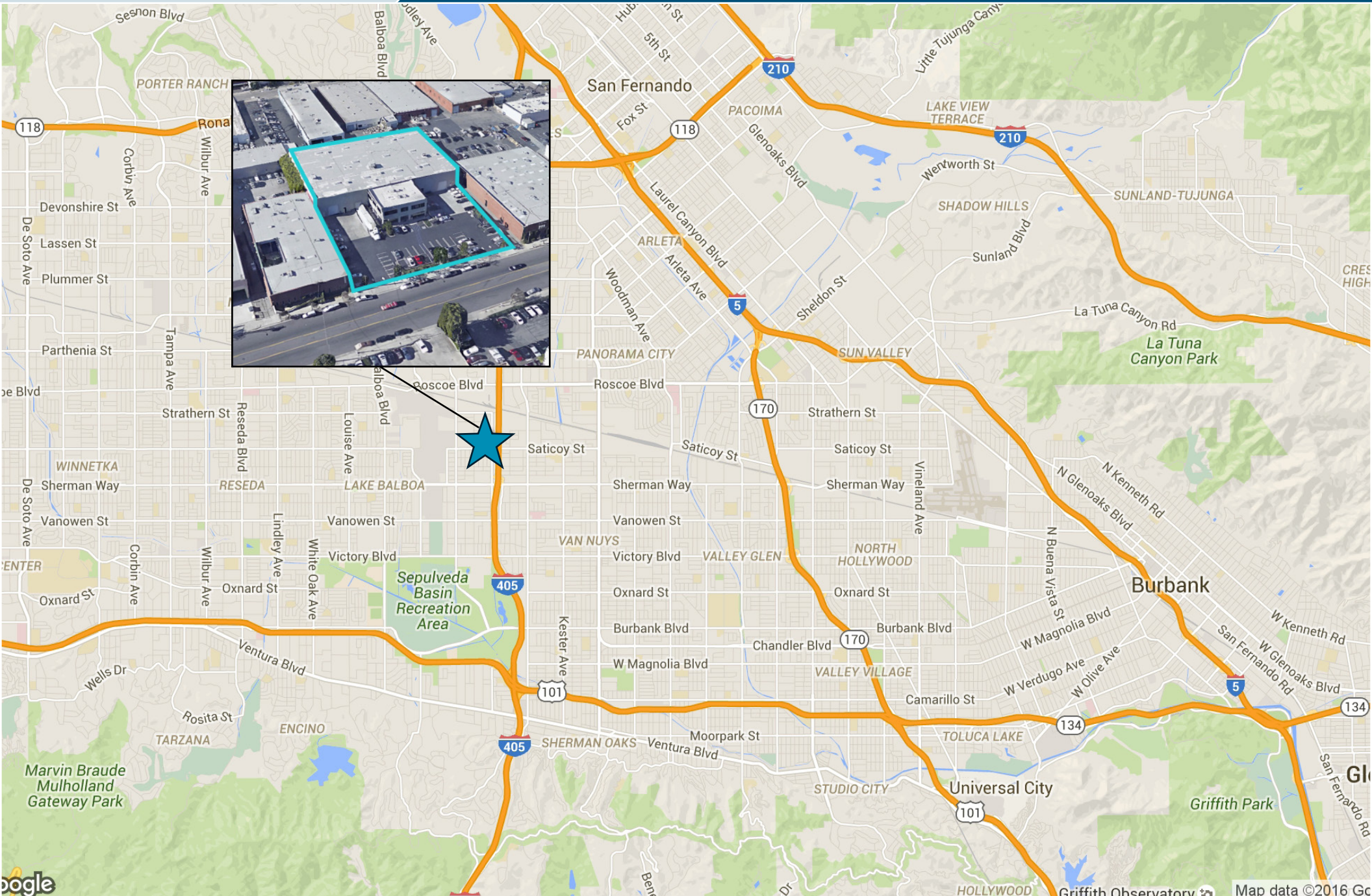
EXISTING FLOOR PLAN

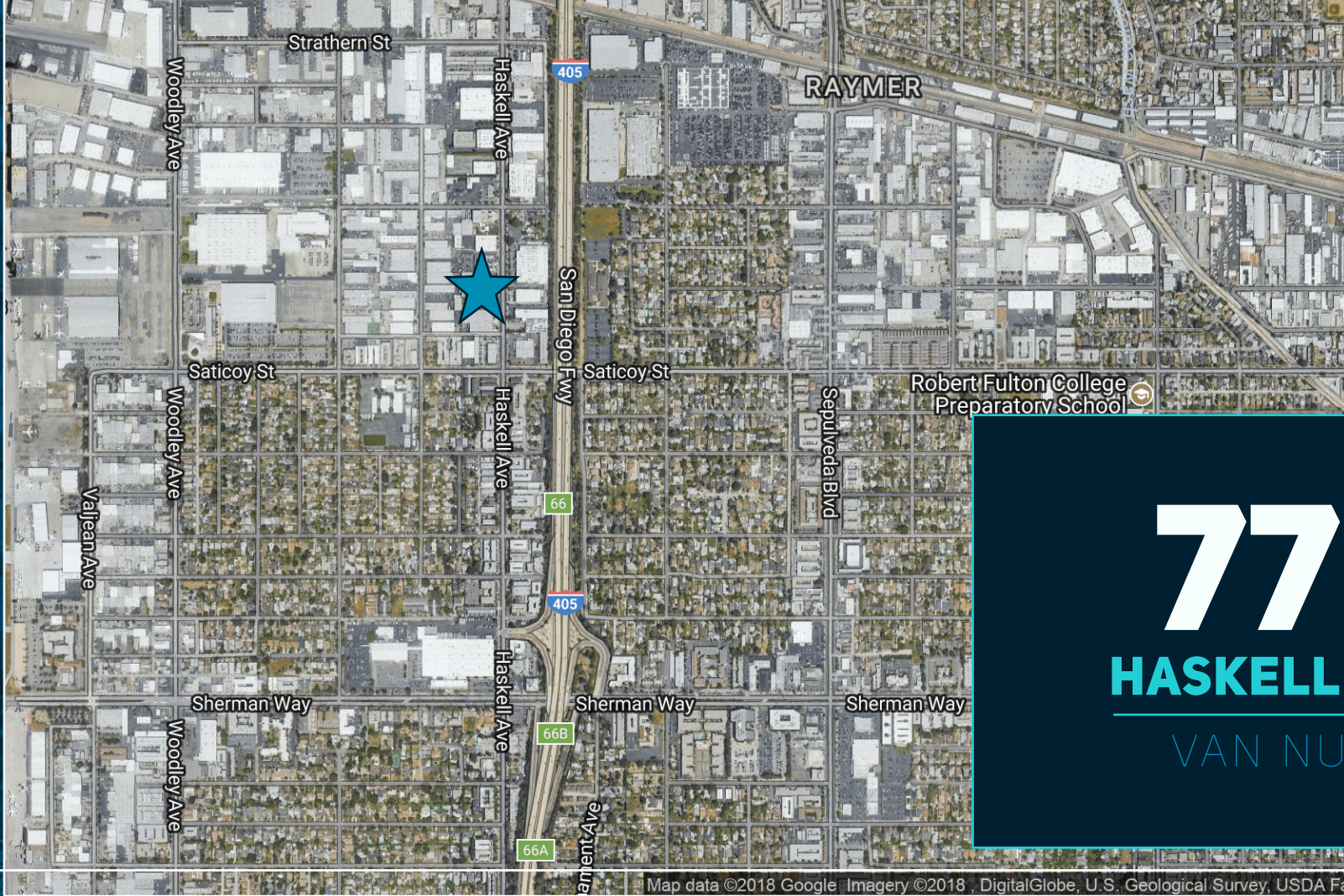
7701 HASKELL AVENUE



LOCATION MAP

7701 HASKELL AVENUE





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HASKELL AVENUE

VAN NUYS, CA

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