



FOR LEASE

Van Nuys Industrial Park

7054-7104 GERALD AVENUE, VAN NUYS, CA 91406



Small industrial units for lease

THOMAS A. HOLLAND, CPM, CCIM, SIOR
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LIC N° 0186709

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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**SUBJECT
PROPERTY**

Building Highlights

±9,050 SF building

±23,992 SF land size

BLOCK construction

11' clear height

M1 zoning

TWO (2) parking spaces per unit

FENCED and secured parking

CROSS STREETS Hayvenhurst Avenue & Sherman Way

1.2 MILES to 405 freeway at Sherman Way

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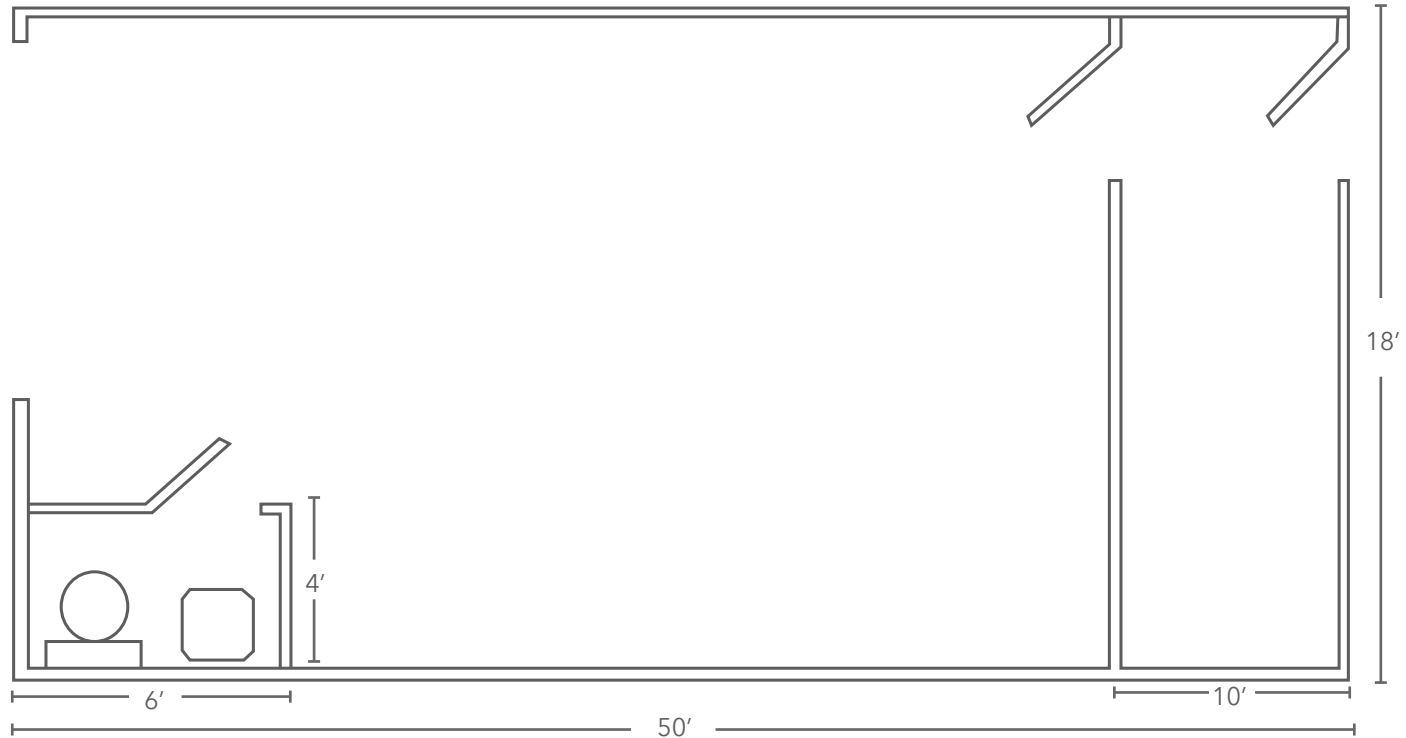


FOR LEASE

Van Nuys Industrial Park

7054-7104 GERALD AVENUE, VAN NUYS, CA 91406

Suite 7054-C



SUITE FEATURES

900 square feet

ONE (1) loading door

100 SF office space

TWO (2) parking spots

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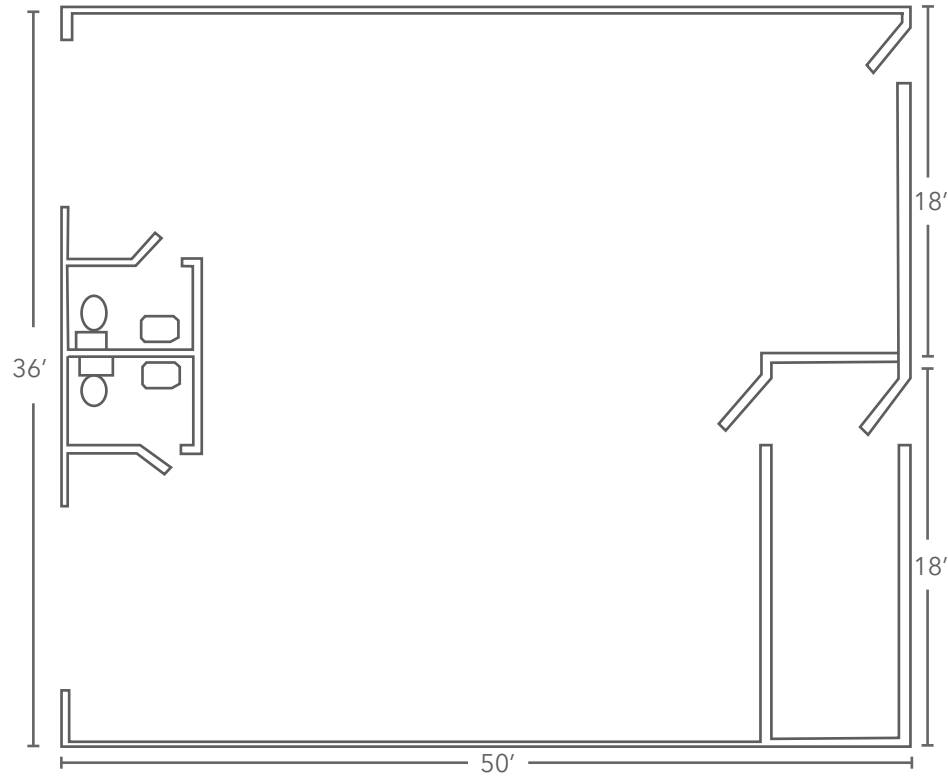
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Suite 7102



SUITE FEATURES

1,800 square feet

TWO (2) loading door

100 SF office space

FOUR (4) parking spots

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