



7050 Valjean Ave, Van Nuys, CA

45,600 SF Industrial Building for Lease

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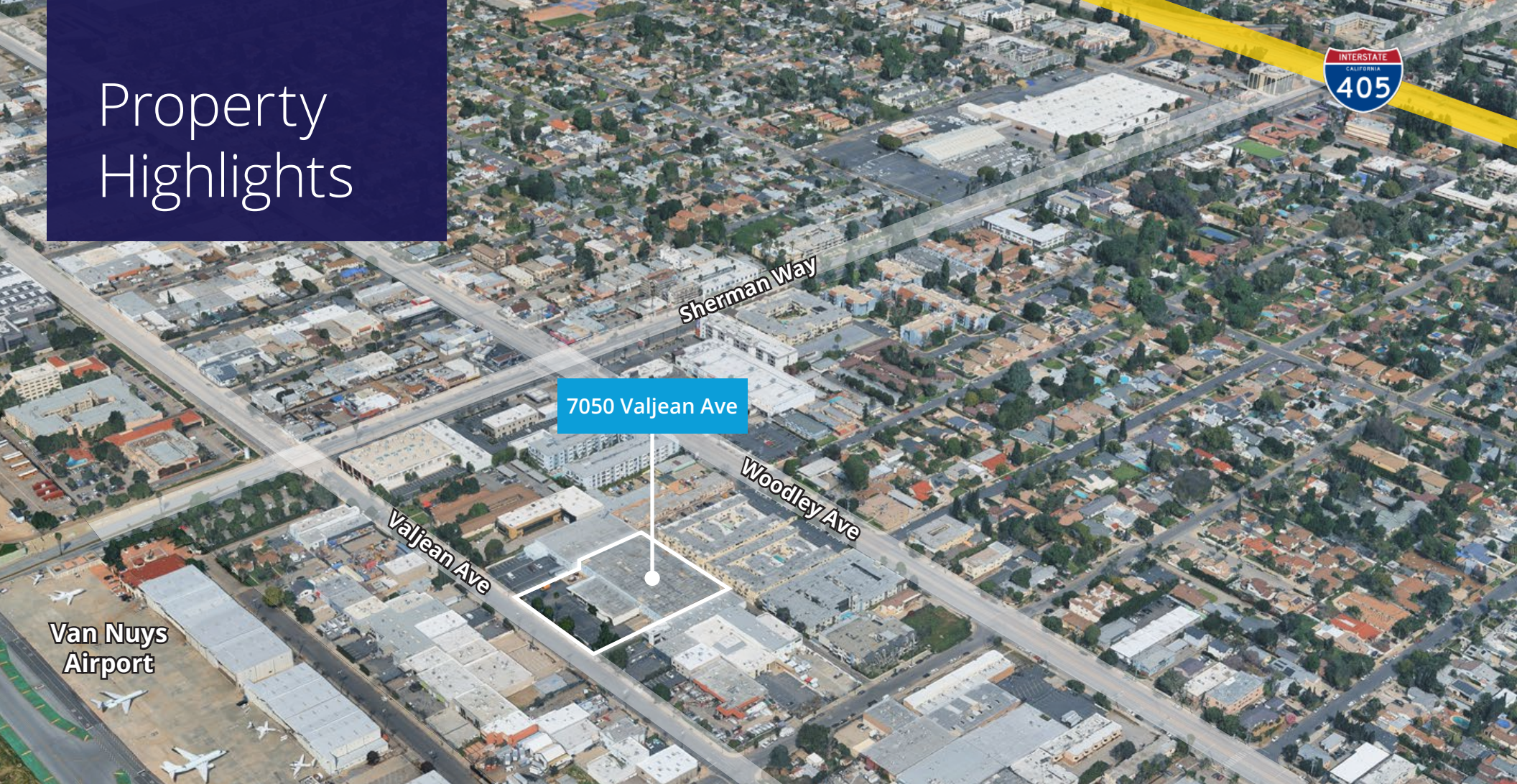
Kevin Carroll

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Property Highlights



Valjean @ Sherman Way:
Prime SFV Location!



Less than 1 Mile to
the 405 Freeway



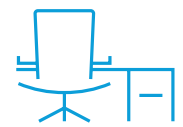
10 Miles to
West LA!



4 Dock High & 2 Oversized
Ground Level Doors



1600 Amp
Electrical Service

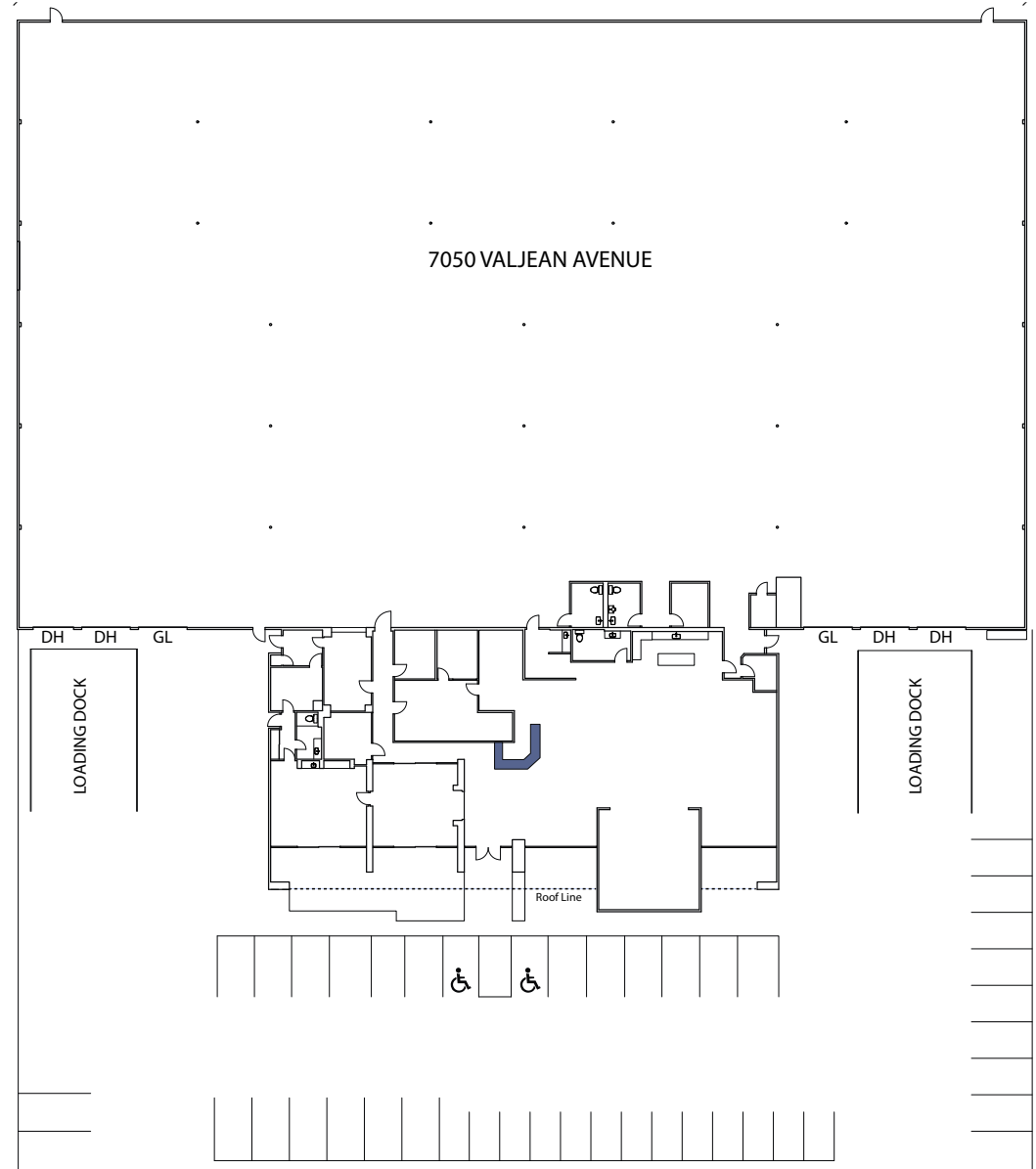


Open Bullpen Office
Design with Floor to
Ceiling Windows

Property Specifications

Available SF	45,600
Office SF / #	7,172 / 7
Clear Height	16'
DH Doors / Dim	4 / (3) 12'x12', (1) 10'x12'
GL Doors / Dim	2 / 12'x16'
Power	1600A, 120/208V, 3Ph, 4W
Parking Spaces / Ratio	44 / 0.96:1
Restrooms	4
Sprinklered	Yes
Fenced Yard	Yes
Zoning	M1
Year Built	1979
Monthly Rent	\$67,944
Lease Rate PSF	\$1.49 NNN / Op.Ex. \$0.21
To Show	Call Agent

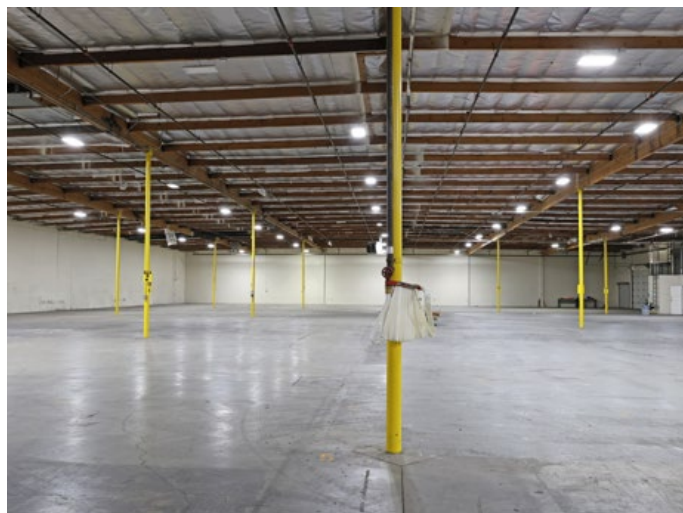
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



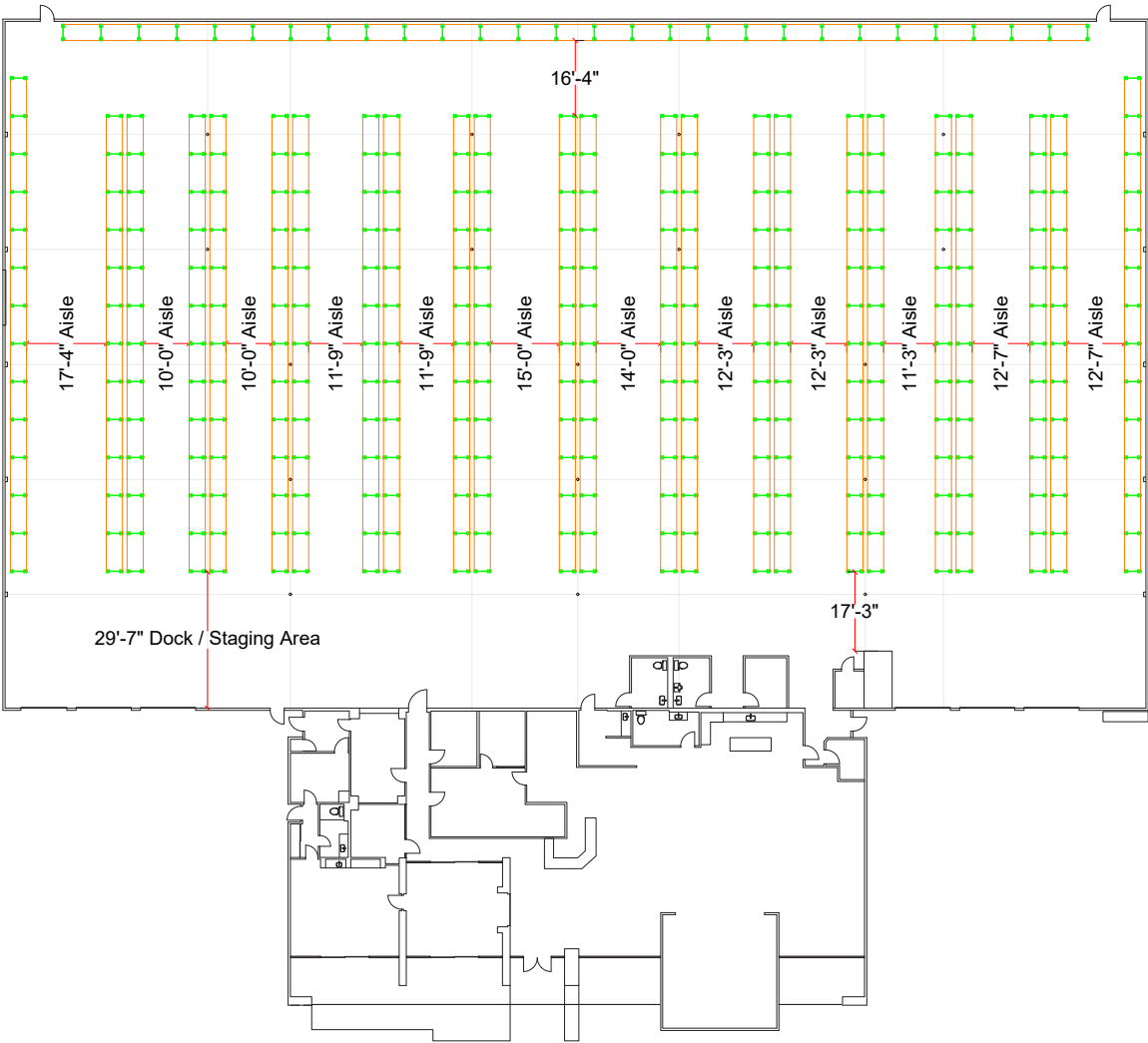
Exterior Photos



Interior Photos



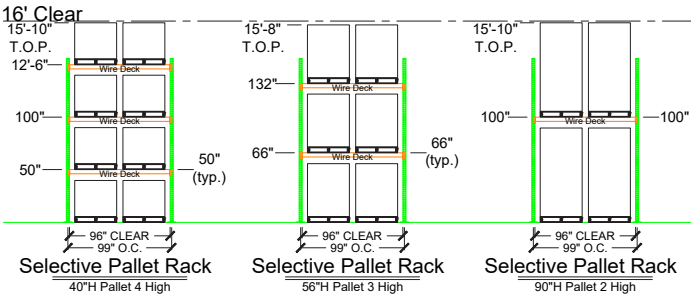
Potential Racking Plan



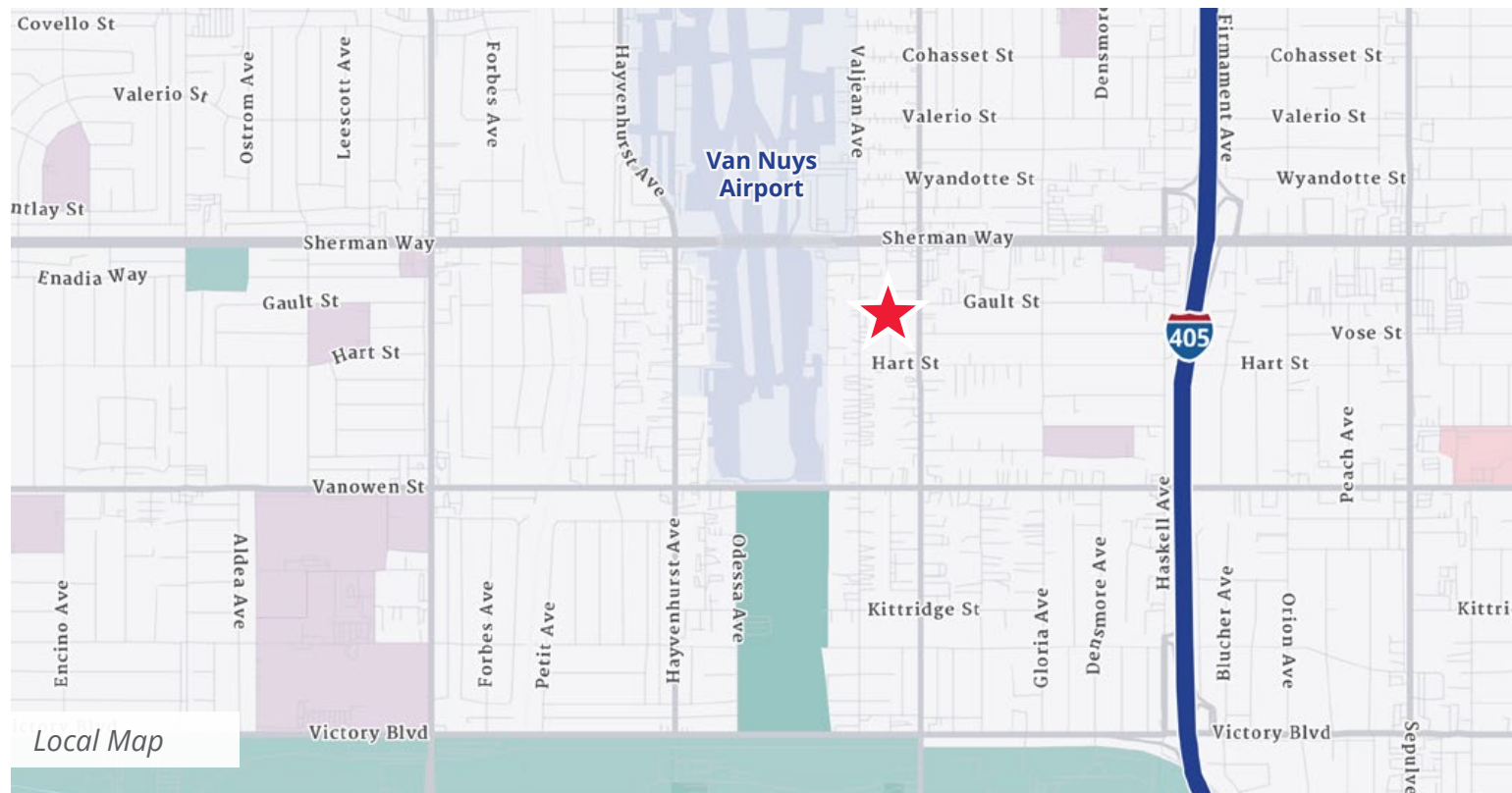
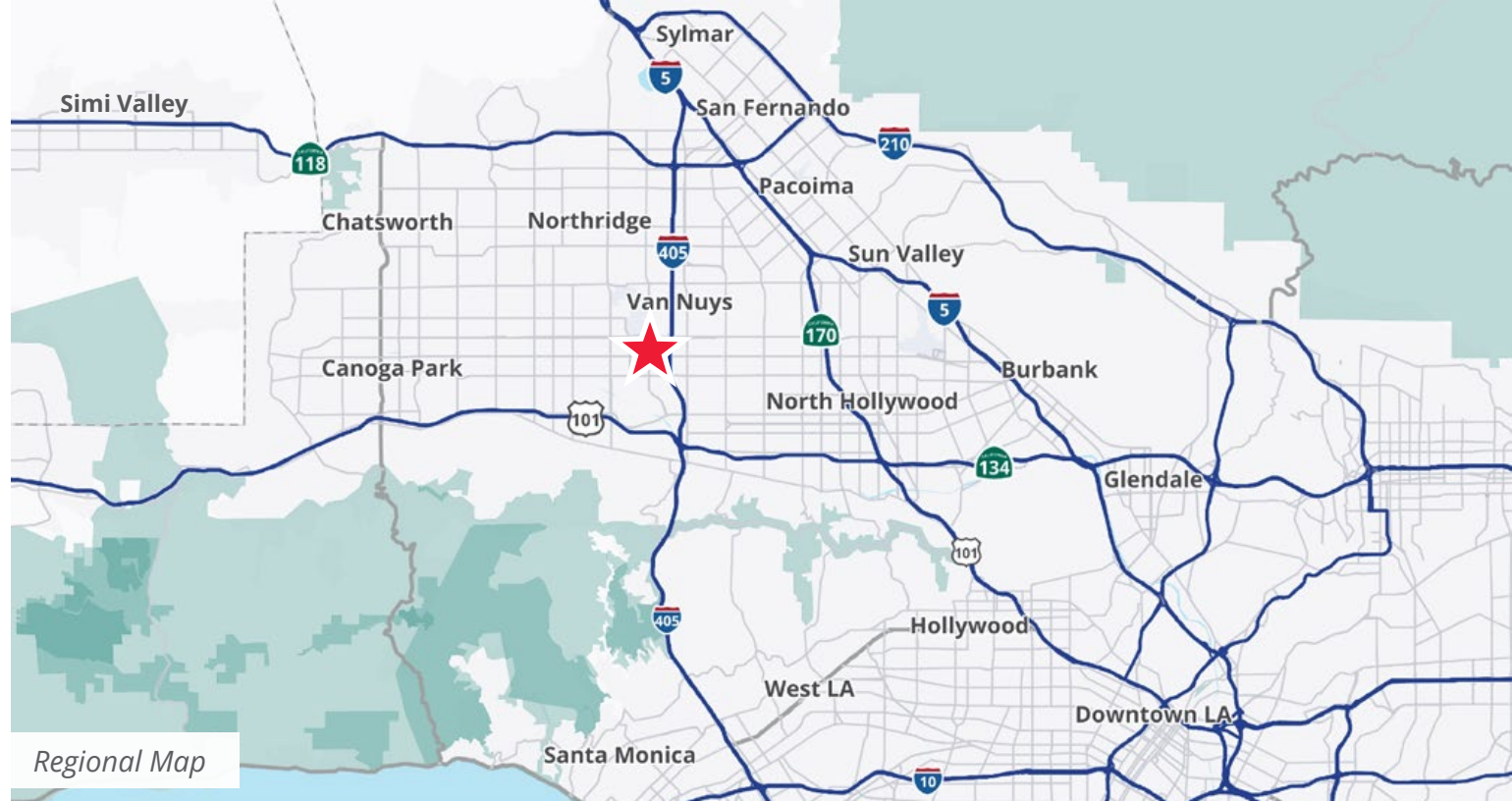
16' CLEAR HEIGHT

37,423 SQFT

Number of Bays	Pallet Height	Pallet Positions
317	40"	2,536
	56"	1,902
	90"	1,268



Location Maps





Accelerating success.

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