

Available SF 2,695 SF

Industrial For Lease

Building Size 16,320 SF


Address: 7020 Hayvenhurst Ave, Unit A, Van Nuys, CA 91406

Cross Streets: Hayvenhurst Ave / Sherman Way

Outstanding Front Unit
 Quasi Retail Space
 Excellent Location Next to Van Nuys Airport
 Well Maintained Business Park
 Close Proximity to 405 and 101 Freeways

Lease Rate/Mo:	\$5,363	Sprinklered:	No	Office SF / #:	900 SF / 4
Lease Rate/SF:	\$1.99	Clear Height:	12'	Restrooms:	2
Lease Type:	Modified Gross / Op. Ex: \$0.11	GL Doors/Dim:	1 / 10'x10'	Office HVAC:	Heat & AC
Available SF:	2,695 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	2,695 SF	A: 100 V: 120 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1975R22	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	09/01/2026
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio:	1.9:1	Vacant:	No
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Central SFV
Zoning:	M1-1			APN#:	2224-017-025

Listing Company: Lee & Associates

Agents: [Erica Balin 818-444-4912](mailto:ebalin@lee-re.com), [Scott Caswell 818-444-4911](mailto:scott@lee-re.com)
Listing #: 45103696

Listing Date: 06/18/2026

FTCF: CB250N000S000

Notes: Lessee to independently verify all information contained herein, broker/owner make no representations. Do not go direct, call broker for appointment.
