

Available SF 3,666 SF

Industrial For Lease

Building Size 3,666 SF



**Address:** 14530 Keswick St, Van Nuys, CA 91405  
**Cross Streets:** Keswick St/Van Nuys Blvd

\*Fenced/Secure Industrial/Flex Space\*  
 \*Heavy Parking, Excellent Van Nuys Location\*  
 \*Great Office Space W/ Small Warehouse\*

**Lease Rate/Mo:** \$6,500  
**Lease Rate/SF:** \$1.77  
**Lease Type:** Gross  
**Available SF:** 3,666 SF  
**Minimum SF:** 3,666 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable To Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$14,083 / 2018  
**Yard:** No  
**Zoning:** M-1

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 2 / 12x8  
**DH Doors/Dim:** 1 / 8x8  
**A: 200 V: 240 O: 3 W: 4**  
**Construction Type:**  
**Const Status/Year Blt:** Existing  
**Whse HVAC:** No  
**Parking Spaces:** 18 / **Ratio:** 5.0:1  
**Rail Service:** No  
**Specific Use:**

**Office SF / #:** 3,266 SF  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 1,100 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Central SFV  
**APN#:** 2210-031-029

**Listing Company:** CBRE  
**Agents:** [Matthew Dierckman 818-502-6752](#), [Greg Geraci 818-502-6741](#), [David Harding 818-502-6731](#), [William Walk 818-502-6733](#)

**Property/Listing:** 1137802/10874146 **Listing Date:** 01/14/2019 **FTCF:** CB000N000S000

**Notes:** Total Yard Area of 19,939 SF; Approximately 9,000 SF Available for Lessee.