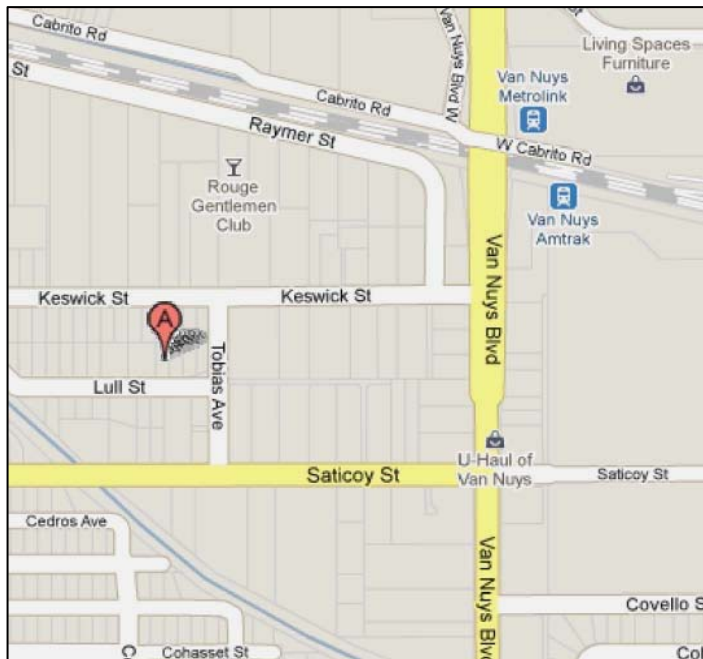


## PRIME FREESTANDING BUILDINGS FOR LEASE

14655-57 Lull Street, Van Nuys, Ca 91405

### HIGHLIGHTS:

- 10,400 square foot manufacturing property
- Features 2 freestanding buildings on 2 parcels - 8,000 +/- sq. ft. & 2,400 +/- sq. ft.
- 12' foot ceilings, drive-in loading and paved and fenced parking with yard
- 80% HVAC - heavy power
- Additional 1,500 +/- sq. ft. shop offices
- Call broker to show - Occupied



### AVAILABLE SPACE:

- 10,400 +/- square feet @ \$7,488.00 per month, gross (\$0.72 psf)
- 8,000 sf building is 100% HVAC, 2 - 12x10 doors
- 2,400 sf building has 3 - 20x10 doors, restroom, office, separate shower

**For Leasing Information:**  
**David Cristofar**  
**(818) 522-5576**

19507 Ventura Boulevard, Tarzana, Ca 91356 • Phone (818) 343-3000 • FAX (818) 343-3311

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