

Available SF 14,165 SF

Industrial For Lease

Building Size 14,165 SF



**Address:** 6919-6921 Hayvenhurst Ave, Van Nuys, CA 91406

**Cross Streets:** Hayvenhurst Ave/Vanowen St

Class "A" Van Nuys Facility  
Ideal for Warehouse-Distribution-Manufacturing  
15'-17' Clear Height - Fire Sprinklers - 800 Amps  
Warehouse Area Contains Two (2) "Big Ass" Fans  
Fully fenced and Secure Concrete Parking Lot

<b>Lease Rate/Mo:</b>	\$24,000	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,100 SF / 3
<b>Lease Rate/SF:</b>	\$1.69	<b>Clear Height:</b>	15'-17'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	Gross / Op. Ex: \$0.02	<b>GL Doors/Dim:</b>	2	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	14,165 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	14,165 SF	<b>A: 800 V: 480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	0.59 Ac / 25,485 SF	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 2002	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 21 / Ratio: 1.5:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$20,911 / 2025	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Central SFV
<b>Zoning:</b>	M1			<b>APN#:</b>	2225-002-096

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [David Hoffberg, SIOR 818-917-2505](#), [Roger Hilmer 310-497-4935](#)

**Listing #:** 44773916

**Listing Date:** 04/27/2026

**FTCF:** CB250N000S000

**Notes:** All information contained herein is deemed reliable and must be independently verified by the Lessee. Lessee is solely responsible for confirming electrical service and zoning are suitable for the Lessee's intended use.

