

Available SF 3,723 SF

Industrial For Lease

Building Size 12,626 SF



**Property Name:** Hazeltine Commerce Center  
**Address:** 14141 Covello St, Bldg 9, Unit 9D, Van Nuys, CA 91405  
**Cross Streets:** Hazeltine Ave/Covello St

Hazeltine Commerce Center  
 Excellent Central Valley Location  
 Sprinklered, 17' Clear Height  
 Best in Class Business Park Environment

**Lease Rate/Mo:** \$5,771  
**Lease Rate/SF:** \$1.55  
**Lease Type:** Modified Gross / Op. Ex: \$0.20  
**Available SF:** 3,723 SF  
**Minimum SF:** 3,723 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years With COLA's  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$158,308 / 2024  
**Yard:** No  
**Zoning:** M2-1

**Sprinklered:** Yes  
**Clear Height:** 17'  
**GL Doors/Dim:** 1 / 10'x12'  
**DH Doors/Dim:** 0  
**A: 200 V: 120/280 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1990  
**Whse HVAC:** Yes  
**Parking Spaces: 7 / Ratio: 1.9:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

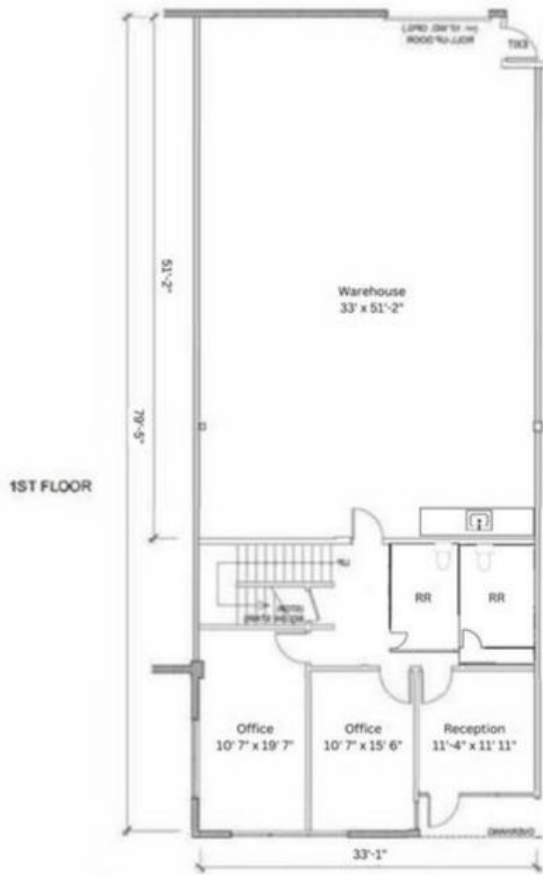
**Office SF / #:** 1,848 SF / 4  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 924 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Central SFV  
**APN#:** 2215-001-018

**Listing Company:** Peak Commercial  
**Agents:** [Ron Feder 818-222-0404](mailto:Ron Feder), [Jessica Chamberlain 818-836-6706](mailto:Jessica Chamberlain)  
**Listing #:** 44755333 **Listing Date:** 04/23/2026  
**Notes:** Taxes for entire project. Tenant to verify all information. Best Managed Business Park.

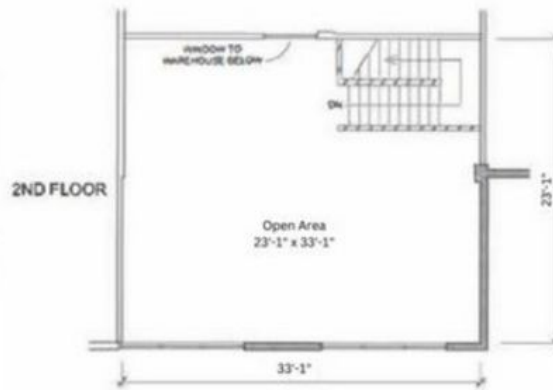
**FTCF:** CB300N000S000

**Ron Feder**  
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AS-BUILT PLAN  
14141 COVELLO STREET  
SUITE 9D  
VAN NUYS, CA 91405  
1ST & 2ND FLOORS



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