

**FOR SALE**

7650 Gloria Ave  
Van Nuys, CA 91406

11,900 SF Industrial Building

Colliers



**Billy Walk**

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

**David Harding**

License No. 01049696

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**Kevin Carroll**

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Kevin.Carroll@colliers.com

Accelerating success.

# Property Highlights



Oversized, Private, Gated Yard with Newly Poured Concrete



Prime Location in the Heart of the Valley



Adjacent to Van Nuys Airport Location



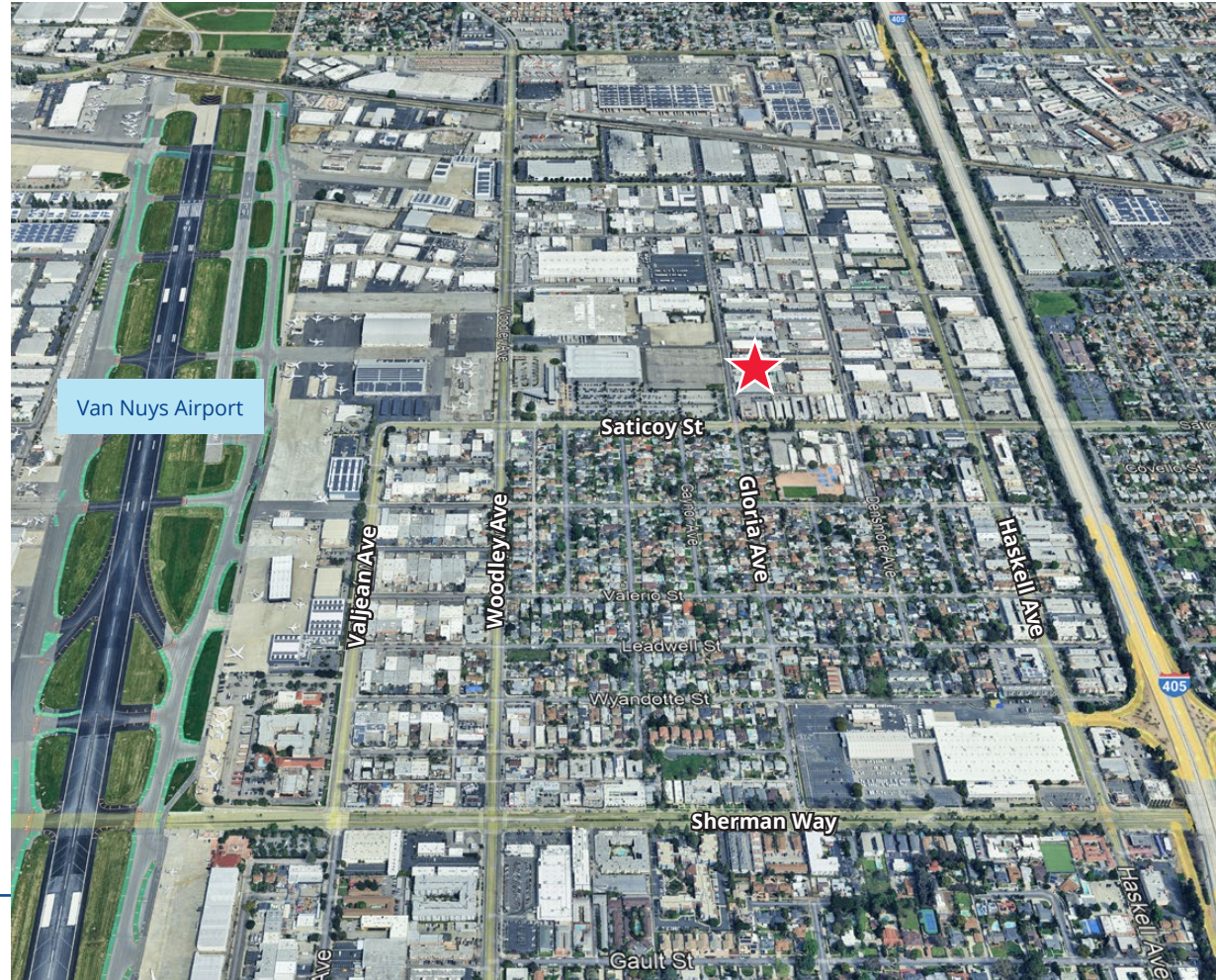
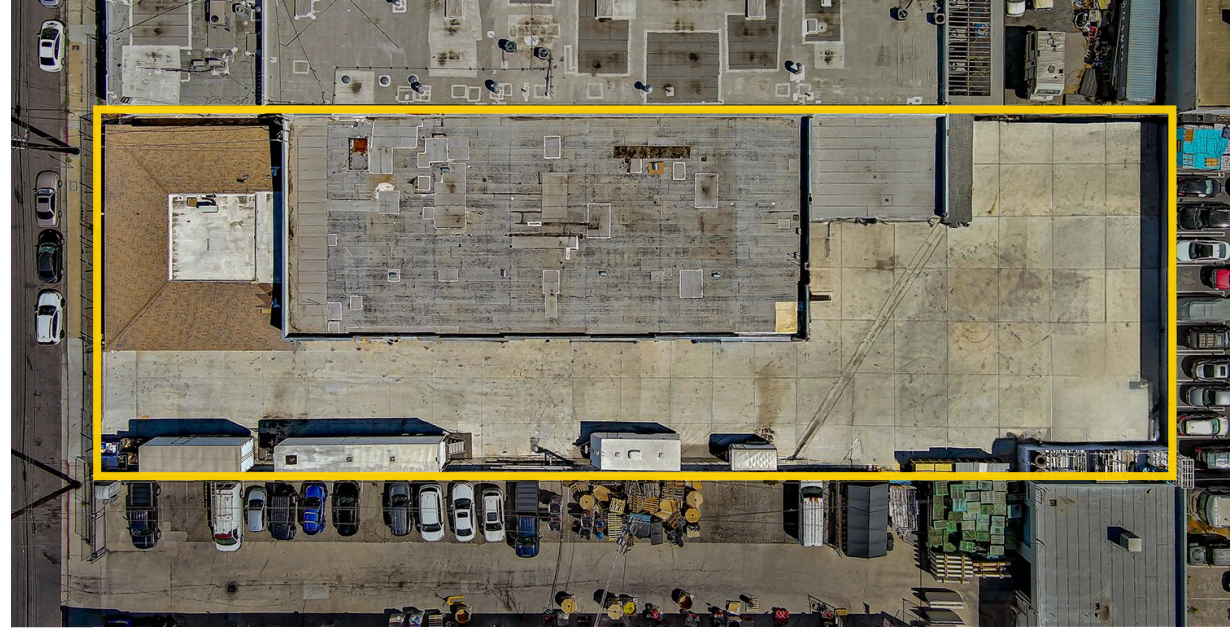
Minutes to 405/101 Freeways



Upgraded and Well-Distributed Power



Recently Renovated Offices





# Building Information

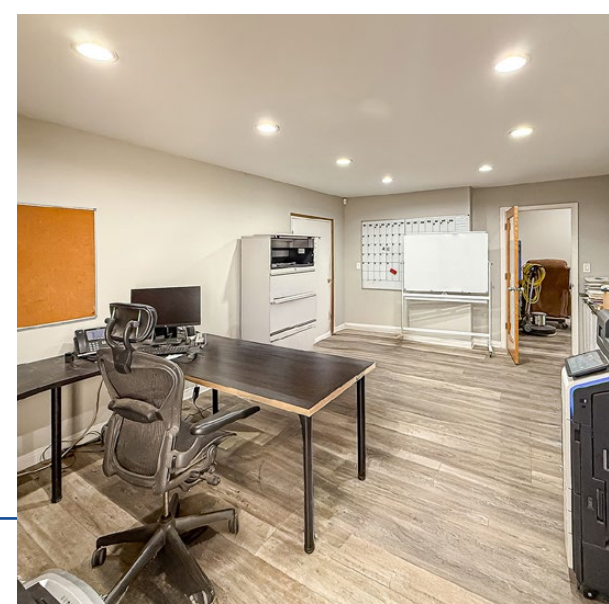
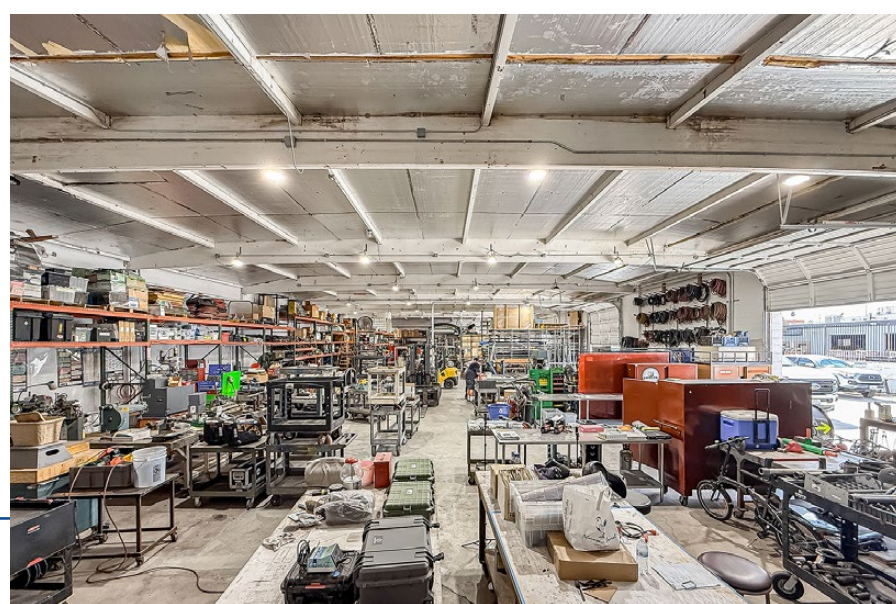
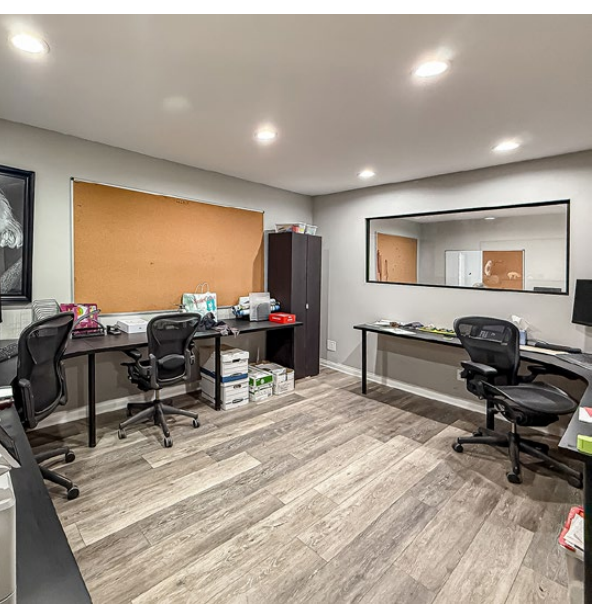
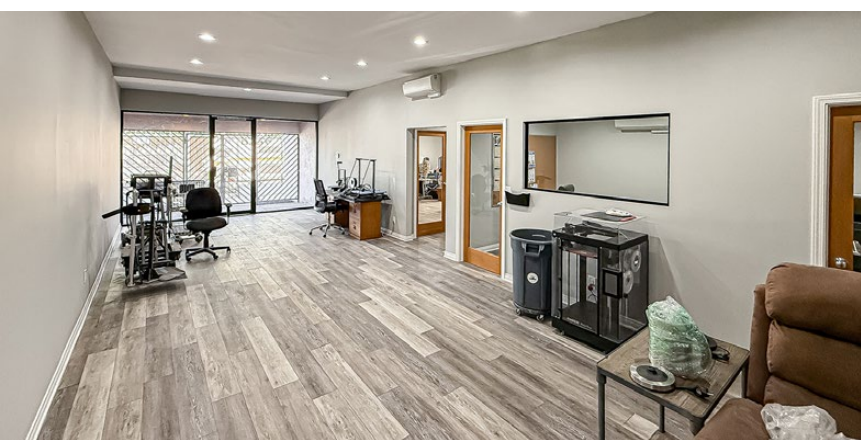
Sale Price	\$6,350,000
Sale Price PSF	\$533.61
Available SF	11,900
Lot Size	0.69 AC / 30,040 SF
Clear Height	14'-15'
GL Doors / Dim	4 / (3) 10'x12'; (1) 9'x11'
Power	400A, 120/240V, 3Ph, 3W
Parking Spaces / Ratio	55 / 4.62:1 (Estimated)
Office SF / #	1,598 / 4
Restrooms	4
Yard	Yes, Concrete/Gated
Year Built	1963
Zoning	M1
APN	2206-010-021
Possession	Close of Escrow
To Show	Call Agent

Notes: Quoted electrical service based on power panel info. Buyer to verify service with licensed electrician & confirm zoning allows buyer's use.

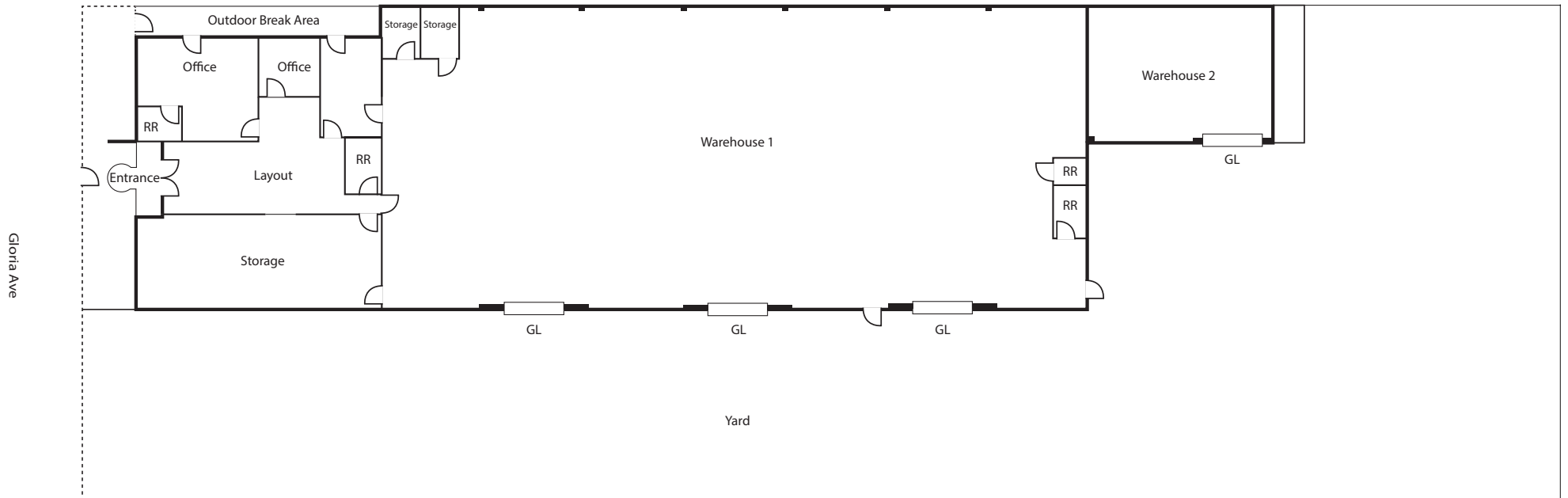
# Exterior Photos

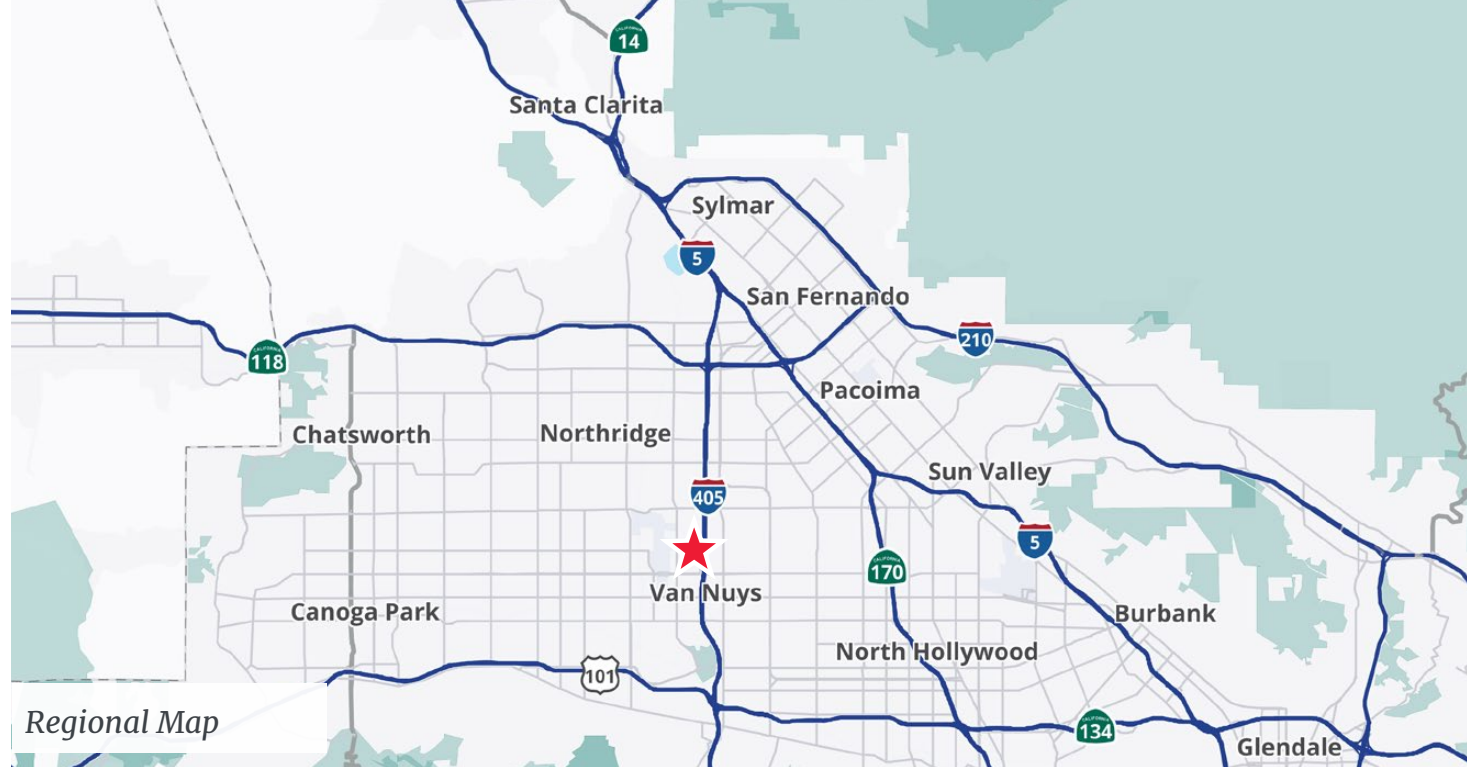


# Interior Photos

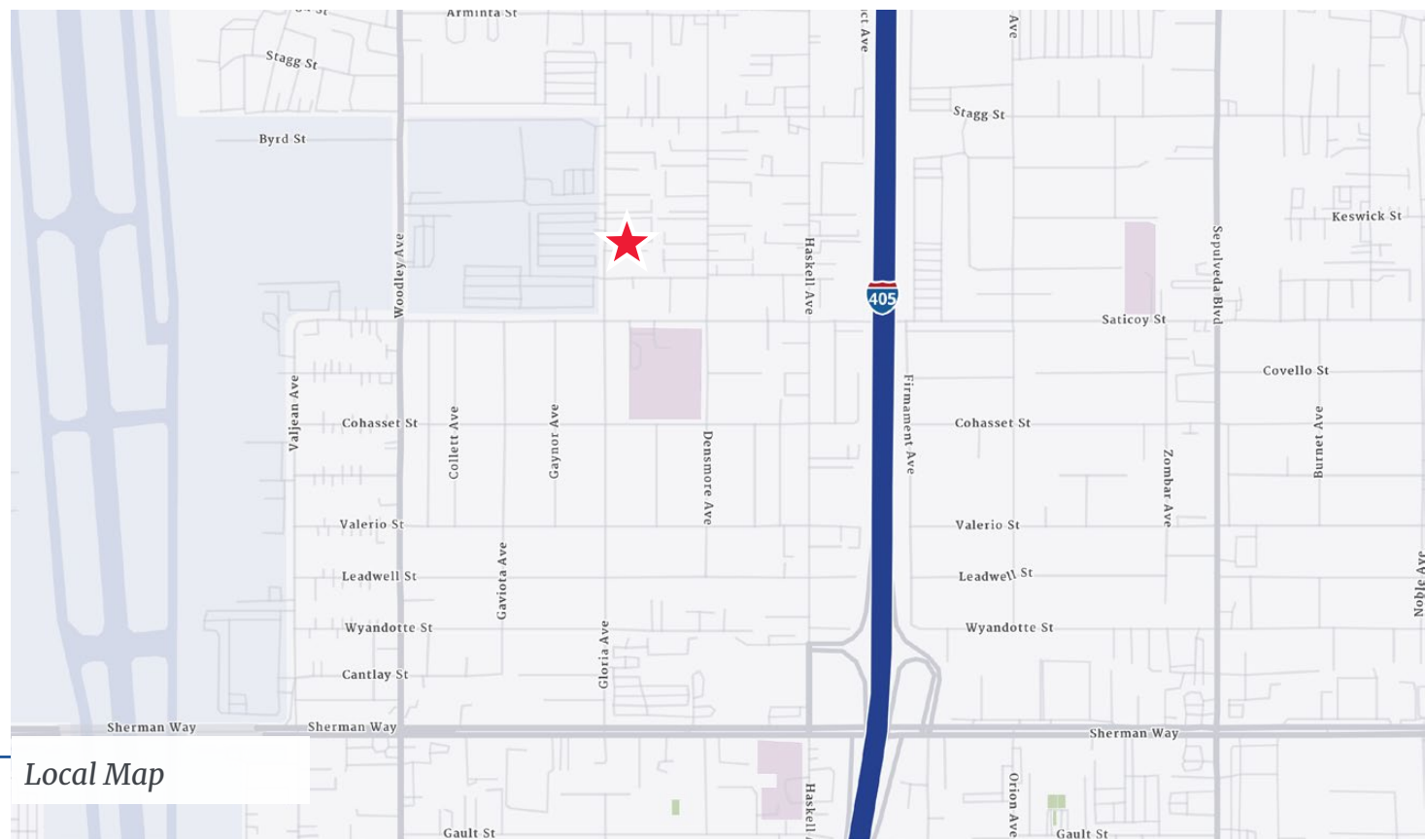


# Layout





*Regional Map*



*Local Map*

# Location Maps



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