



6023 HAZELTINE AVE, VAN NUYS, CA 91401

INDUSTRIAL



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

Ikon Properties is proud to present a unique opportunity to lease 6023 Hazeltine Avenue, a freestanding industrial flex property strategically located in the heart of Van Nuys, one of the San Fernando Valley's most active industrial and commercial submarkets. Situated just north of Oxnard Street, the property offers excellent accessibility and functionality for owner-users, investors, or businesses seeking a versatile commercial facility.

The property consists of approximately 4,216 square feet of building area on a 5,734 square foot lot and features a well-designed combination of office and warehouse space. The flexible layout includes professional office areas, high ceilings, warehouse/storage space, grade-level loading access, multiple private offices, and conference areas, making it well-suited for a wide range of industrial, showroom, creative office, light manufacturing, distribution, or service-related uses.

Zoned LAM2 (Light Manufacturing), the property provides flexibility for a variety of commercial and industrial operations while offering an attractive opportunity for owner-users seeking SBA financing or investors looking for a well-positioned asset in a high-demand industrial corridor. On-site parking and convenient truck access further enhance the property's operational efficiency.

Strategically located between the U.S. 101 (Ventura Freeway) and Interstate 405 (San Diego Freeway), the property provides outstanding regional connectivity throughout the San Fernando Valley, Greater Los Angeles, Burbank, Sherman Oaks, North Hollywood, and surrounding business districts. The surrounding area is home to a diverse mix of industrial users, manufacturing businesses, service providers, automotive operations, and commercial enterprises, contributing to strong long-term demand and business activity.

The buyer is responsible for verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Industrial

AVAILABLE SPACE
4,216 SF

LOT
5,735

YEAR BUILT
1946

PARKING
8 Spaces

ZONING
LAM2



PROPERTY HIGHLIGHTS

- **Prime Van Nuys industrial location** just north of Oxnard Street with convenient access to major commercial corridors.
- **±4,216 SF industrial flex space** featuring a functional office and warehouse layout designed for operational efficiency.
- **LAM2 (Light Manufacturing) zoning** suitable for a variety of industrial and commercial users (subject to zoning and landlord approval).
- **Excellent access to the U.S. 101 and I-405 Freeways**, providing convenient connectivity throughout the San Fernando Valley and Greater Los Angeles.
- **Ideal leasing opportunity** for warehouse, distribution, light manufacturing, showroom, creative, and service-oriented businesses.



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RETAIL MAP



LOCATED IN THE HEART OF VAN NUYS' ESTABLISHED INDUSTRIAL DISTRICT, 6023 HAZELTINE AVENUE OFFERS A STRATEGIC LOCATION JUST NORTH OF OXNARD STREET WITH CONVENIENT ACCESS TO VAN NUYS BOULEVARD AND BURBANK BOULEVARD. THE PROPERTY BENEFITS FROM EXCELLENT CONNECTIVITY TO BOTH THE U.S. ROUTE 101 (VENTURA FREEWAY) AND INTERSTATE 405 (SAN DIEGO FREEWAY), PROVIDING EFFICIENT ACCESS THROUGHOUT THE SAN FERNANDO VALLEY AND THE GREATER LOS ANGELES AREA. SURROUNDED BY A STRONG CONCENTRATION OF INDUSTRIAL, WAREHOUSE, MANUFACTURING, AUTOMOTIVE, AND SERVICE-RELATED BUSINESSES, THE LOCATION IS WELL-POSITIONED FOR A WIDE RANGE OF COMMERCIAL AND INDUSTRIAL USERS.







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