

RATE REDUCTION & \$25K BROKER BONUS EXTENDED TO 9/30/26!

\$1.59/SF MG



±15,232 SF AVAILABLE FOR LEASE

6701 Odessa Avenue | Van Nuys, CA

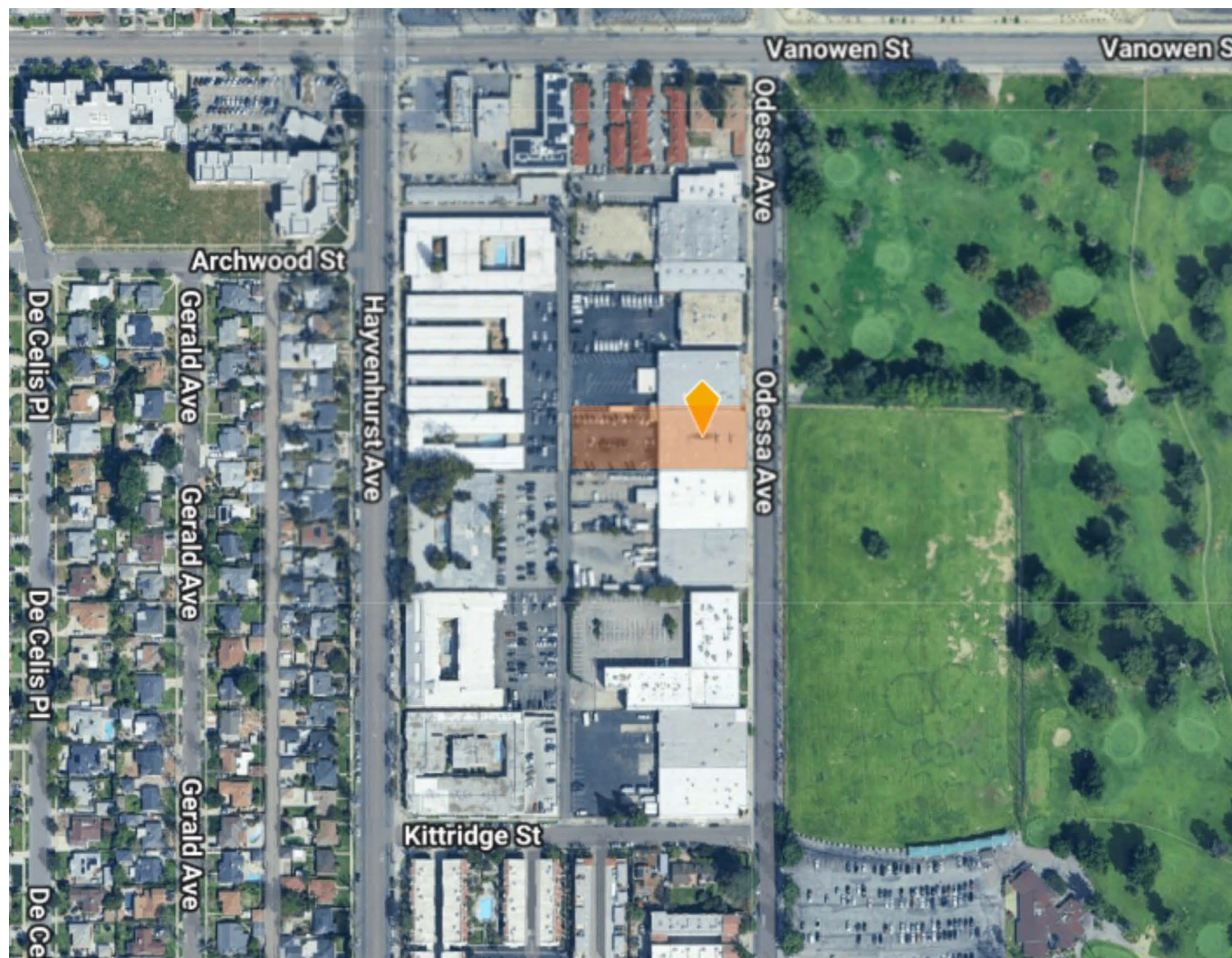
WAREHOUSE DISTRIBUTION

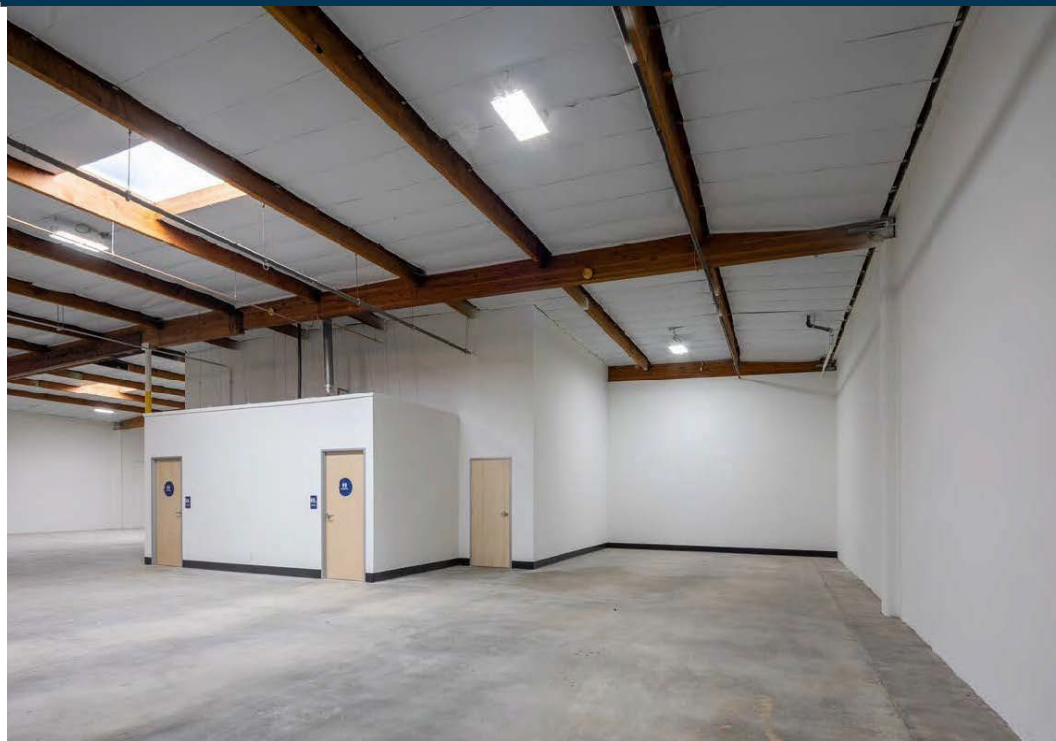
PREMIERE CENTRAL VALLEY LOCATION | EXCEPTIONAL INDUSTRIAL OPPORTUNITY

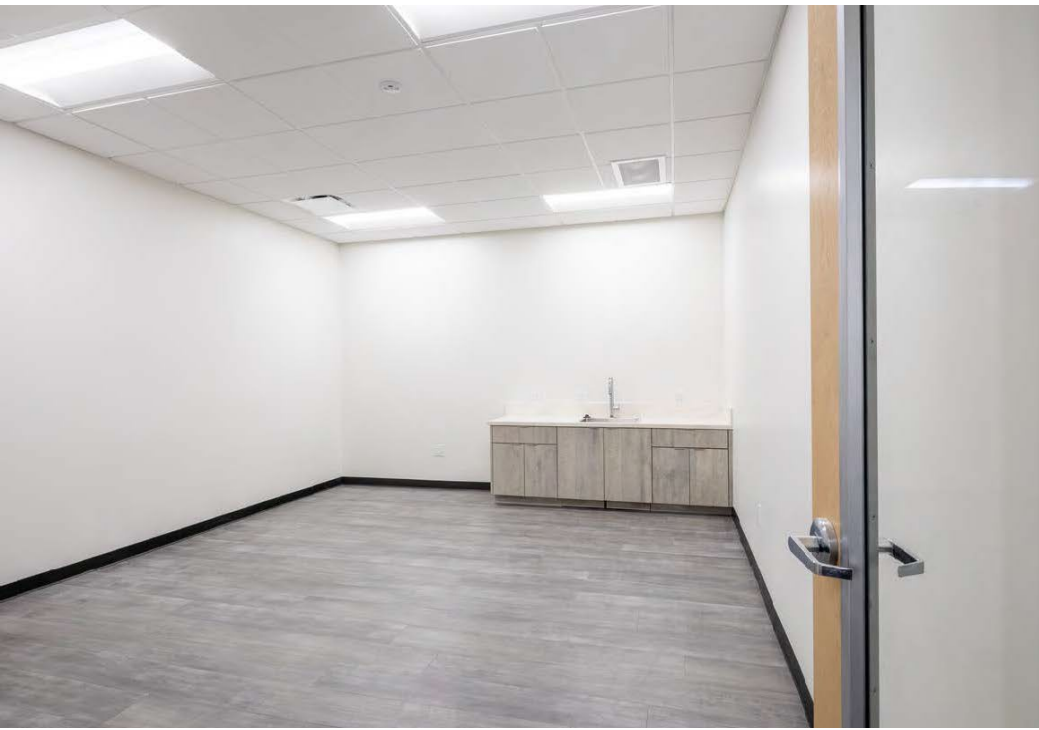


FEATURES

- ±15,232 SF industrial building
- ±3,667 SF office
- ±16'-18' minimum clear height
- 2 ground level doors
- Available Now
- **Lease Rate: ~~\$1.69~~
\$1.59/SF NNN**
- NNN: \$0.26/SF
- Parking: 36 spaces
- Premiere central valley location
- Power: 400-amp, 120-208v, single phase, 3 wire
- Perfect for assembly, light manufacturing, distribution or service center
- Institutionally owned & managed with flexibility to expand
- \$25K Broker Bonus thru 9/30/26 on a 5-Year term



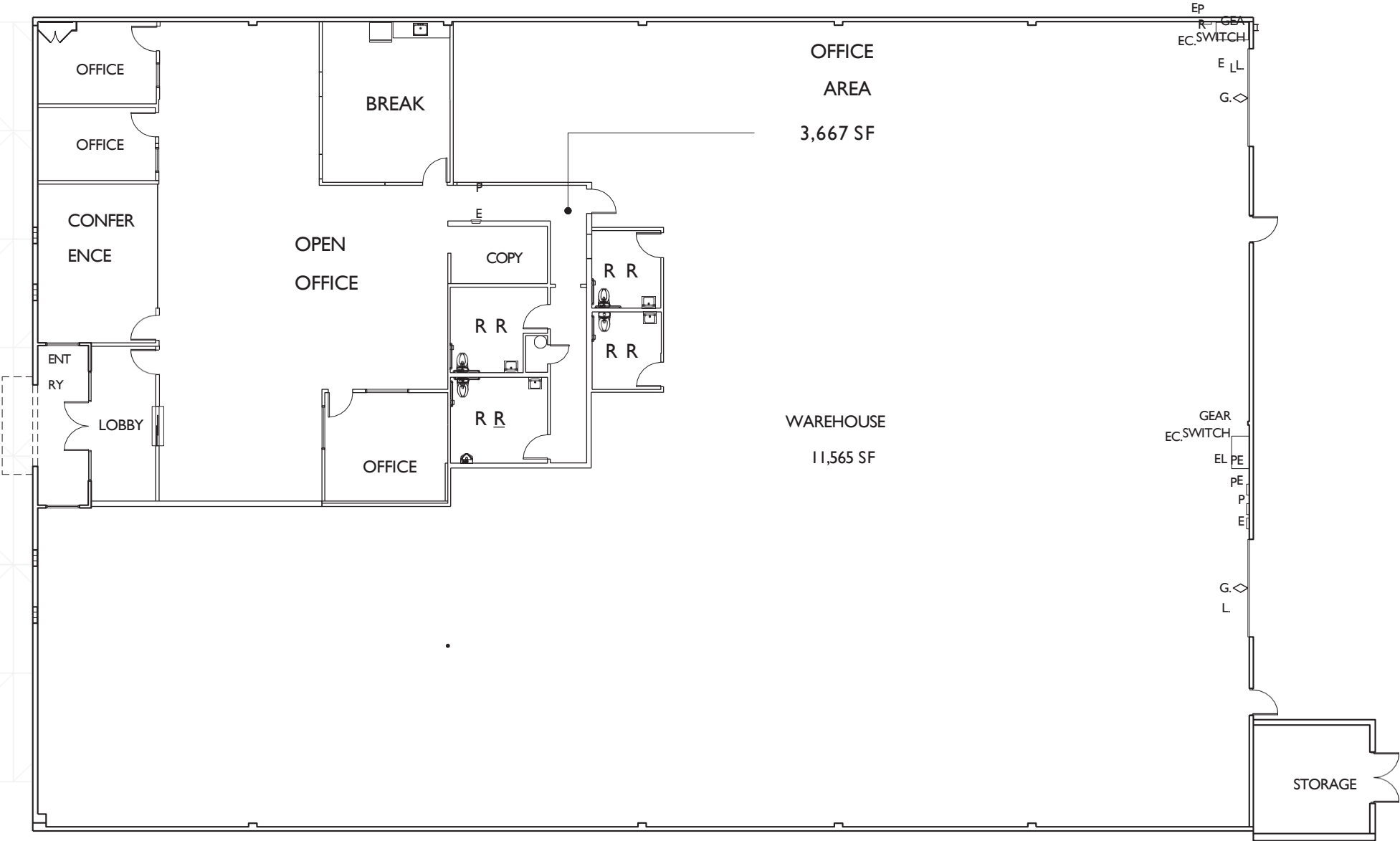




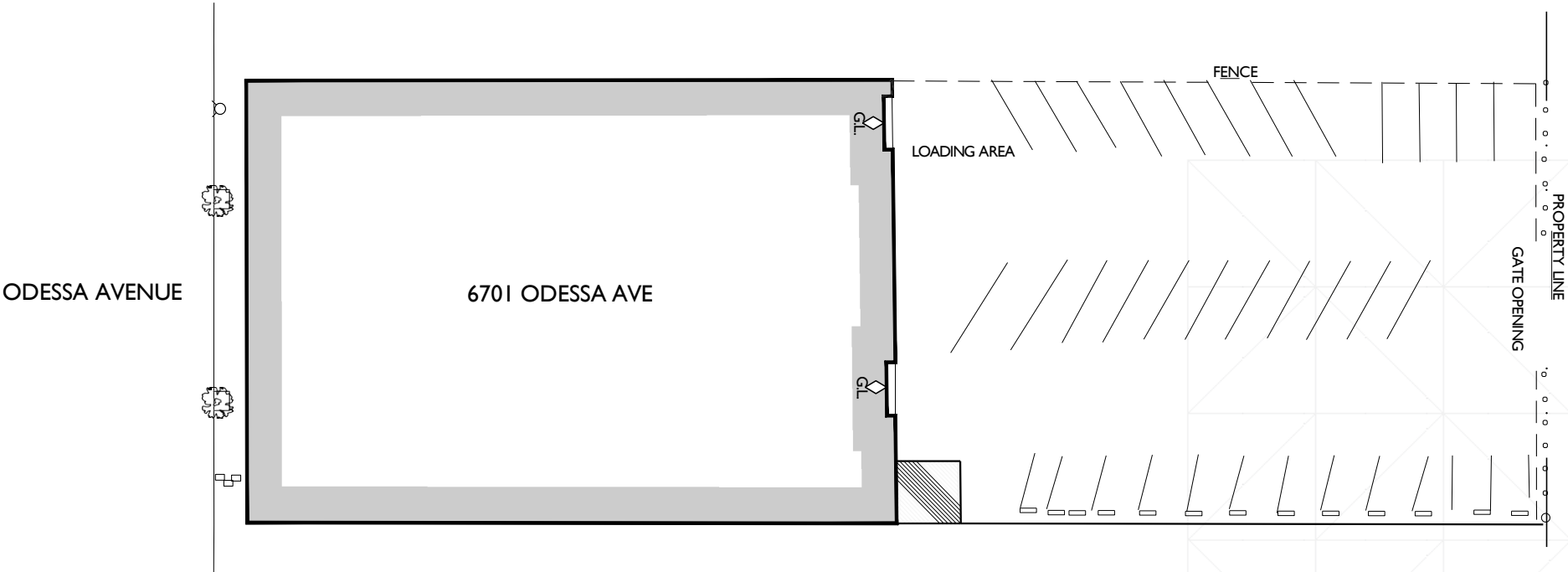
Exterior Photos

6701 Odessa Avenue



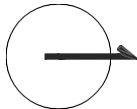


PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



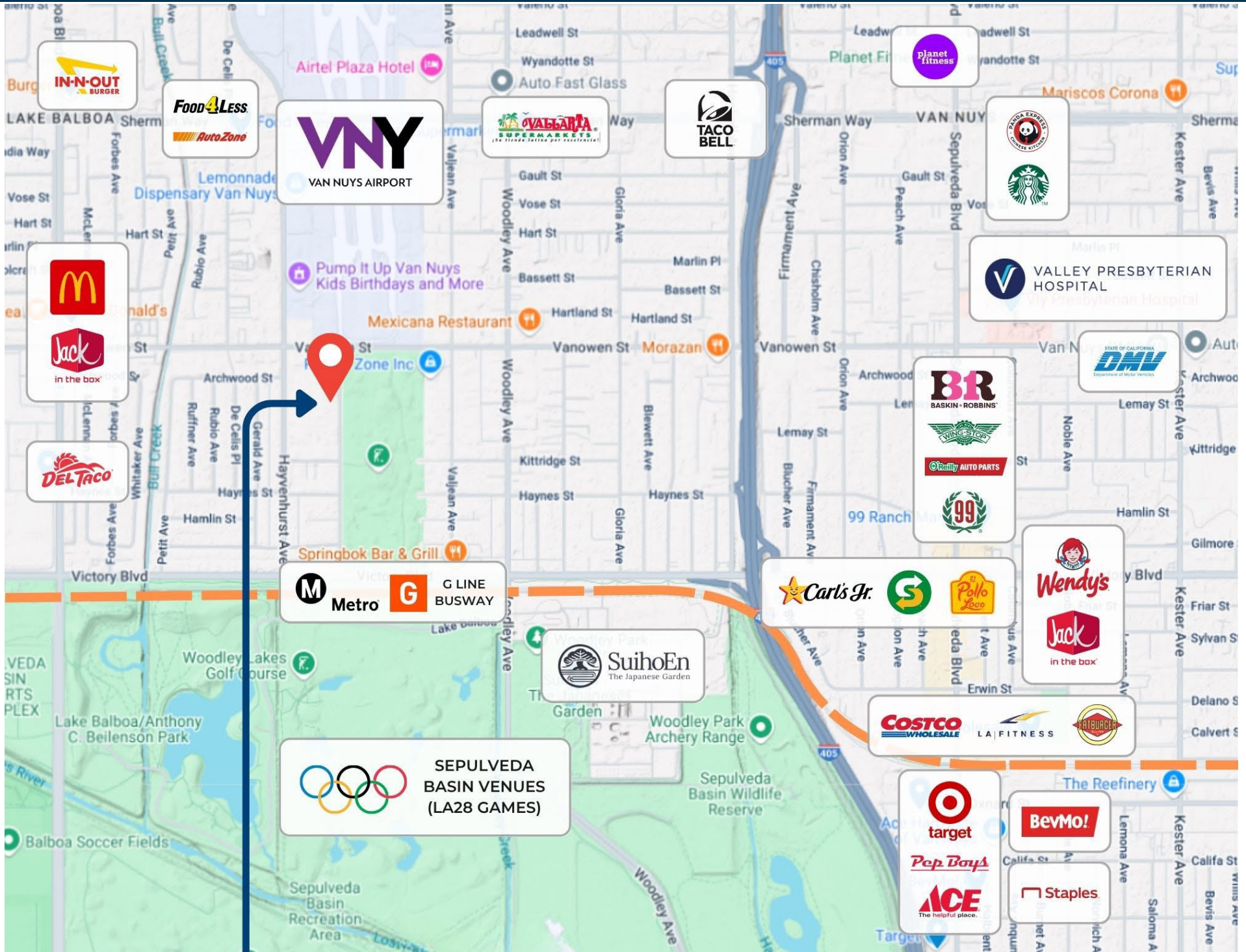
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NOT TO SCALE



Amenities Map

6701 Odessa Avenue





**Rexford
Industrial**

Leasing Contacts



RON FEDER

Senior Managing Director

O: 818.222.0404

rfeder@rjfeder.com

DRE# 00983855



JESSICA CHAMBERLAIN

Commercial Associate

O: 818.222.0404

jessica@rjfeder.com

DRE# 01898574



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