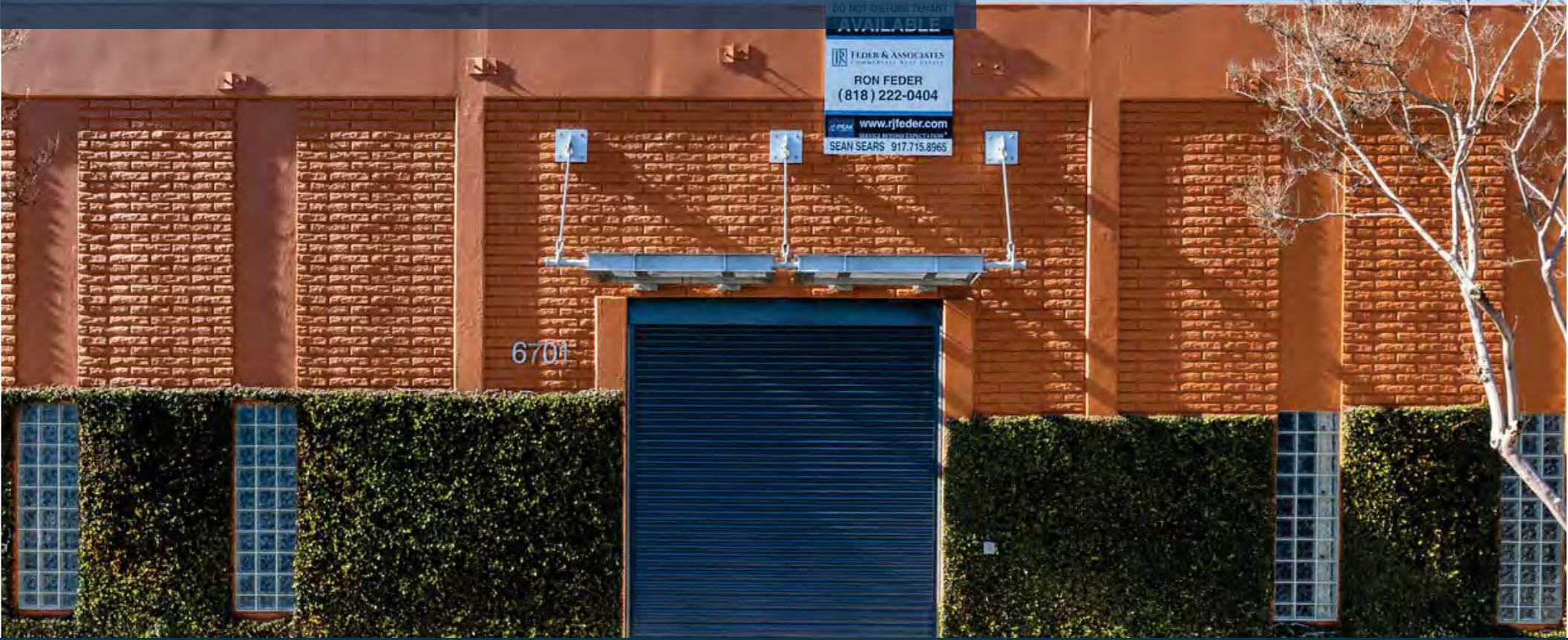




Exceptional Warehouse / Distribution Facility
Institutionally Owned & Managed w/ Flexibility to Expand
Strategic Location Within Proximity of Van Nuys Airport & I-405 Freeway



15,232 SF AVAILABLE FOR LEASE

6701 Odessa Avenue | Van Nuys, CA

WAREHOUSE DISTRIBUTION

PREMIERE CENTRAL VALLEY LOCATION | FULL RENOVATION COMPLETE



**Rexford
Industrial**

PEAK
COMMERCIAL



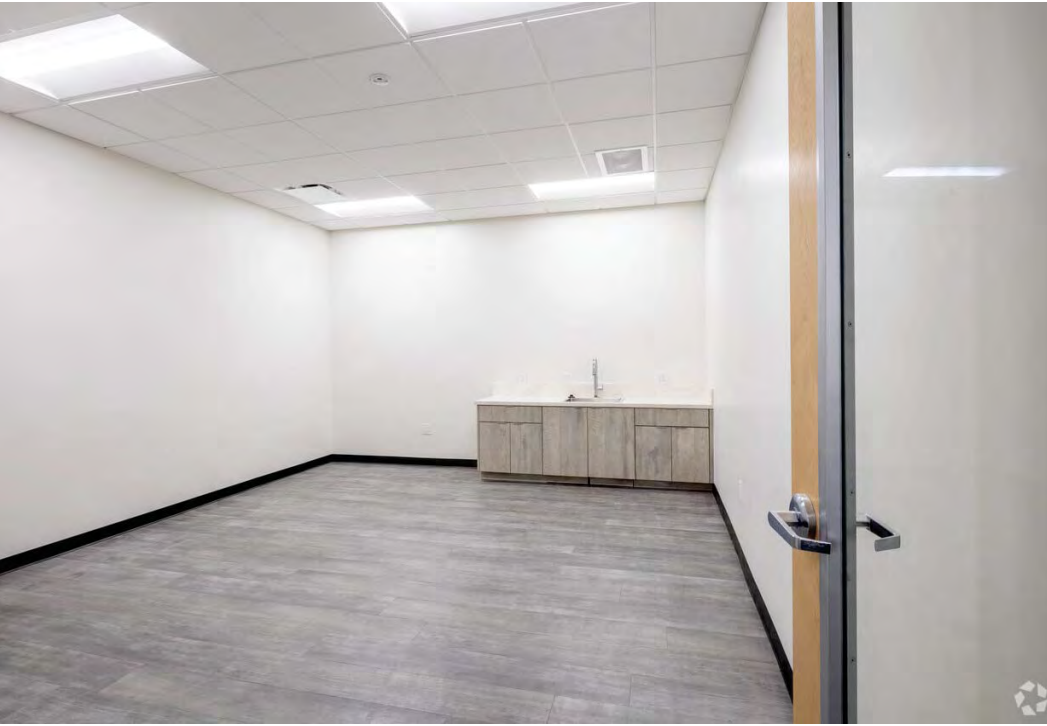
PROPERTY HIGHLIGHTS

- 15,232 SF Facility
- 3,667 SF Office
- Fenced & Secured Rear Parking
- Immaculate; Fully Renovated
- Two (2) Ground Level Loading Doors
- Updated to Title 24
- 16'-'18' Minimum Clearance
- Lease Rate: \$1.85 PSF NNN
- \$0.22 PSF Estimated NNN
- 36 Parking Spaces
- Enclosed Compressor/Storage Room
- Power: 400 Amps; 120-208 Volts; Single Phase, 3 Wire
- Unbeatable Highway Acces, Close to I-405

Warehouse Photos

6701 Odessa Avenue

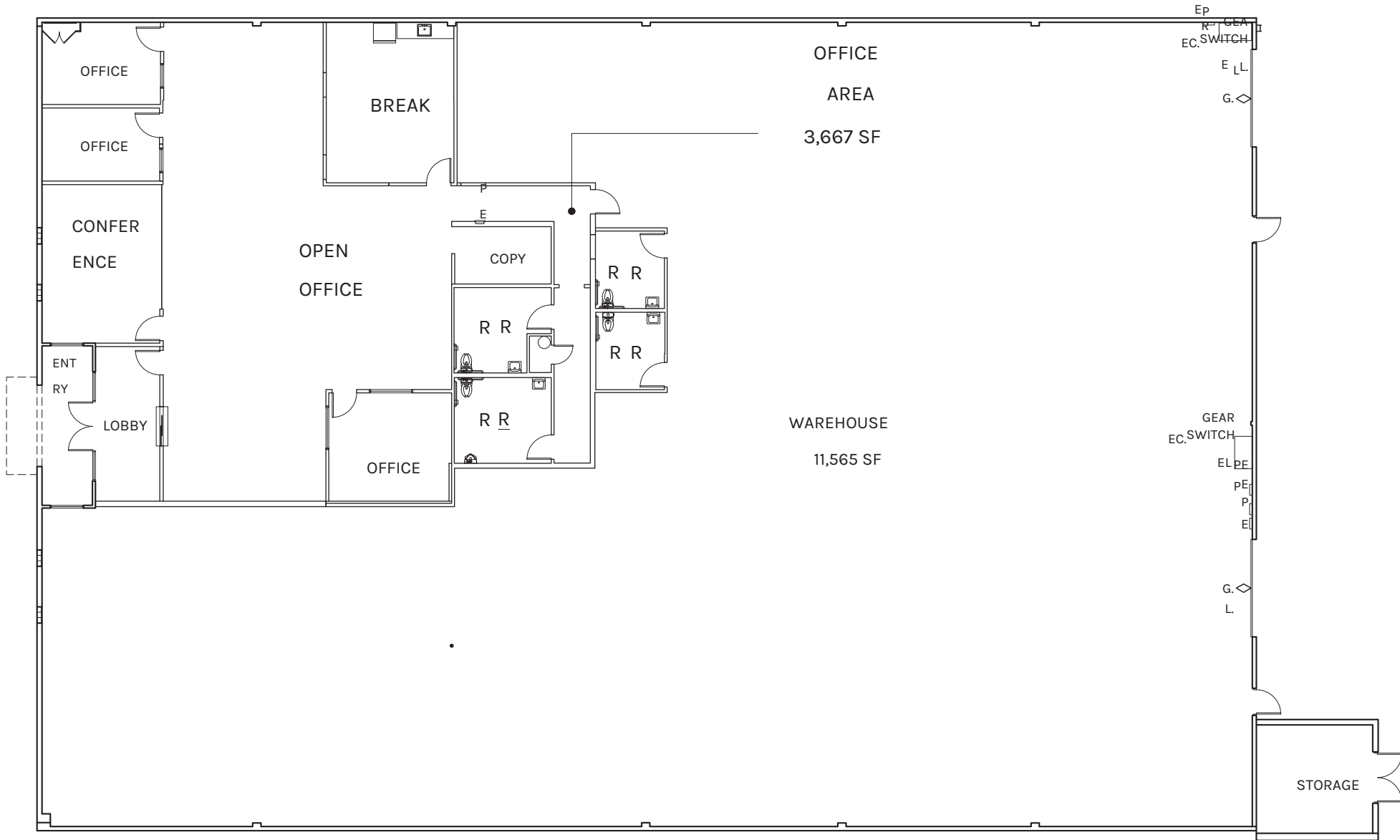




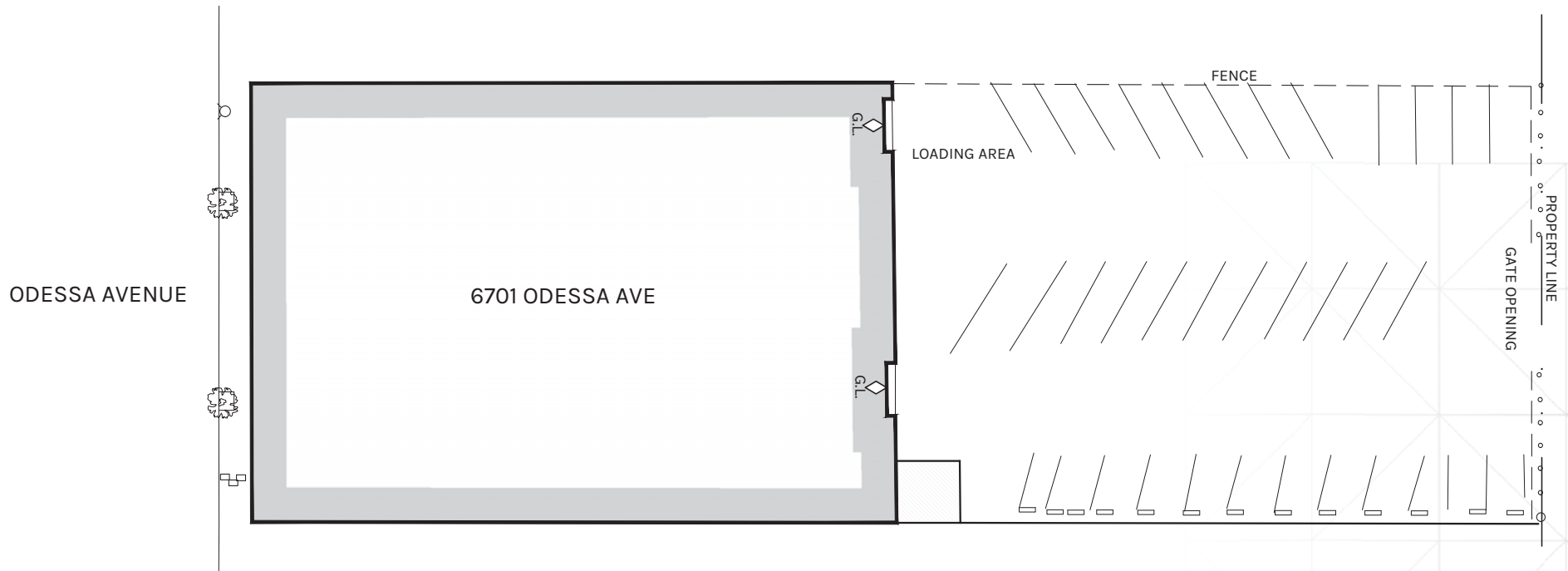
Exterior Photos

6701 Odessa Avenue



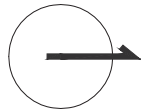


PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



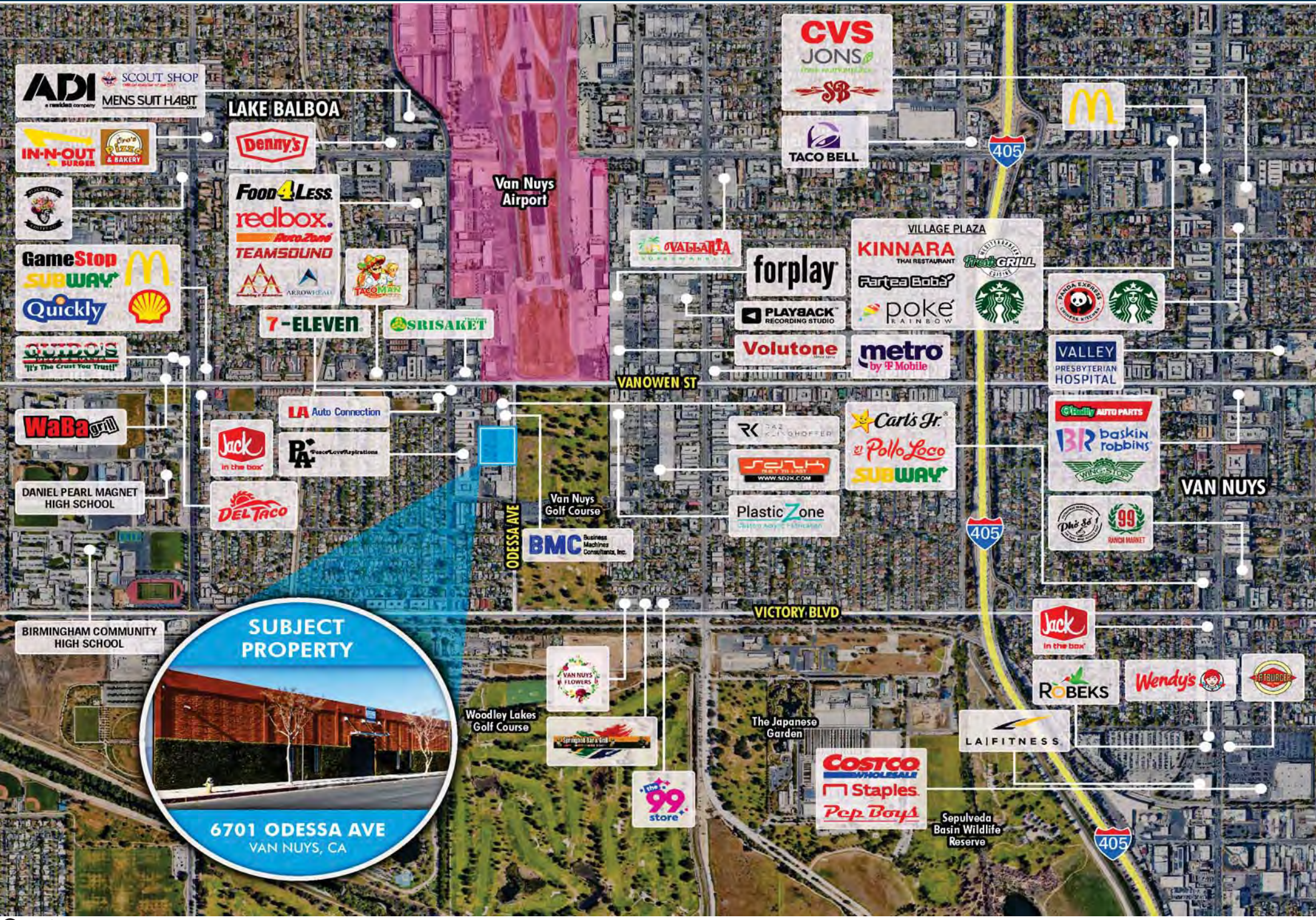
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NOT TO SCALE



Amenities Map

6701 Odessa Avenue





**Rexford
Industrial**

Leasing Contacts

RON FEDER

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