

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
 Fifty Percent Office

Lease Rate/Mo: \$6,888
Lease Rate/SF: \$1.85
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: No
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: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 02/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: Central SFV
APN#: 2215001018

Listing Company: Peak Commercial
Agents: [Ron Feder 818-222-0404](mailto:rfeder@rjfeder.com)
Listing #: 41748417

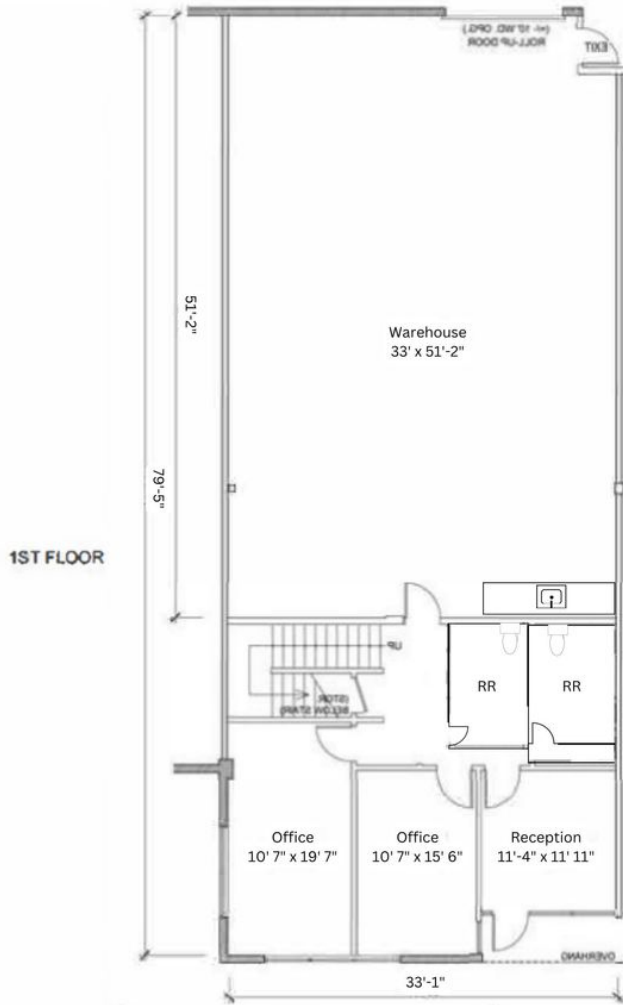
Listing Date: 01/13/2025

FTCF: CB250N000S000

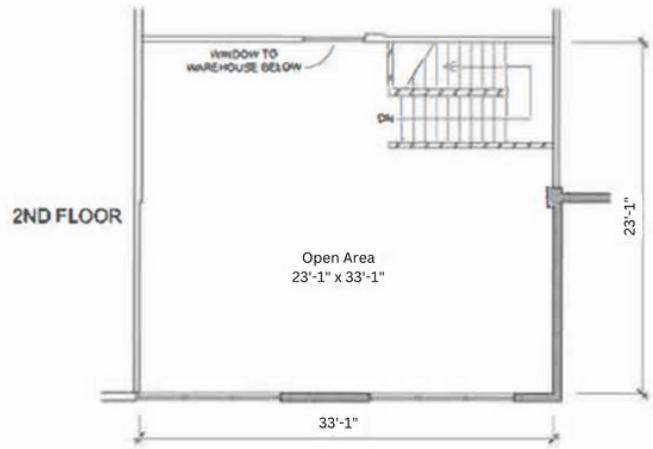
Notes: Taxes for entire project. Tenant to verify all information. Co-listed with AIR CRE Non-Member (Brooke Feder-Kenrick).

Ron Feder
 rfeder@rjfeder.com
 818-222-0404

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



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