

# INDUSTRIAL FOR LEASE

AVAIL SF: 3,442

TOTAL BLDG SF: 6,396



ADDRESS 14719 LULL ST, VAN NUYS CA ZIP 91405

**100% Air Conditioned**  
**Excellent Van Nuys Area**  
**Completely Remodeled Small Warehouse**  
**With Reception Area And Office, Ideal For Businesses**  
**Requiring Enclosed/Secured Truck Parking/Warehouse**

LEASE RENTAL \$ 3,397 /mo Gross 0.987 Net \_\_\_\_\_ Term **ACCEPTABLE TO OWNER**  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 6,491.00 Yr 2008-2009  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 3,442 Dim IRR X IRR Power A 100 V 110-110 Ø 1 W 3  
 Min. SF 3,442 Dim IRR X IRR Lighting VERIFY Heat VERIFY Cooling VERIFY PWR Notes VERIFY  
 Land SF 6,875 Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const VERIFY Roof VERIFY Grd Lev Drs 1 Dim \_\_\_\_\_ Well N  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd NO Min Clr Hgt 9 OFFICE DATA Ofc SF 315 # TBD Rest Rms: M TBD W TBD  
 Pkg 2 Yard No Yr Blt 1953R08 A/C TBD Heat TBD Fin Ofc Mezz SF TBD Incl in Avail SF N  
 Thomas Bk Pg# 531-J3 Zone M1LA To Show Lock Box - VERIFY Sp. Feat. \_\_\_\_\_  
 AGENT George Khachatourian, CCIM (818)249-1005 Region NW Listing # 1194564  
 FIRM New Horizons Properties. 05/09/08  
 FTCF AP250N000S000/AOAA Notes Lock Box On Water Pipe By Electrical Panel. Lease Terms: 3-5 Years. 2nd Power  
 Panel: 400A, 240V, 3PH, 4W. 2 A/C units.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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