

# INDUSTRIAL FOR LEASE

AVAIL SF: 3,380

TOTAL BLDG SF: 3,380



ADDRESS 14727 LULL ST UNIT A&B, VAN NUYS CA ZIP 91405

**BUILT OUT AS TWO SPACES FOR 1,865 & 1,600 SF  
FREE STANDING CLEAN AND SECURE BUILDING  
IDEAL FOR SMALL STORAGE & WAREHOUSING  
GATED PARKING AREA**

LEASE RENTAL \$ 2,873 /mo Gross 0.850 Net \_\_\_\_\_ Term 3-5 YEARS  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 4,100.00 Yr 2003-2004  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 3,380 Dim 25 X 138 Power A 200 V 120-220 Ø 3 W 4  
 Min. SF 3,380 Dim 25 X 64 Lighting FLUOR Heat NONE Cooling NONE PWR Notes VERIFY  
 Land SF 6,874 Dim 50 X 138 Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const F/S Roof WDF Grd Lev Drs 1 Dim 8 X 10 Well N  
 Rail NONE Unfin Ofc Mezz SF \_\_\_\_\_ Incl in Avail SF N Rest Rms: M 1 W 0  
 Sprkd NONE Min Clr Hgt 10 OFFICE DATA Ofc SF 320 # 2 Rest Rms: M 2 W 0  
 Pkg 8 Yard Yes Yr Blt 1960R05 A/C N Heat N Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 531-J3 Zone MILA To Show Open - M-F, 9 AM TO 5 PM Sp. Feat. FREE  
 AGENT George Khachatourian, CCIM (818)249-1005 Region NW Listing # 1079145  
 FIRM New Horizons Properties. 04/29/05  
 FTFC AP250N000S000/AOAA Notes \_\_\_\_\_

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

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