

14655-14657 LULL STREET
VAN NUYS, CALIFORNIA

FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY
2 FREE STANDING INDUSTRIAL BUILDINGS
ABUNDANT ONSITE PARKING



CAROL ROTH

Principal
Commercial Realty Partners
310.285.0800
CRoth@CommercialRealtyPartners.com
License #: 01344182

HADLEY ROTH

Sr. Vice President
Commercial Realty Partners
310.285.0800
HRoth@CommercialRealtyPartners.com
License #: 01796217



PROPERTY HIGHLIGHTS



Great Investment Opportunity



Prime Location in the Heart of the Valley



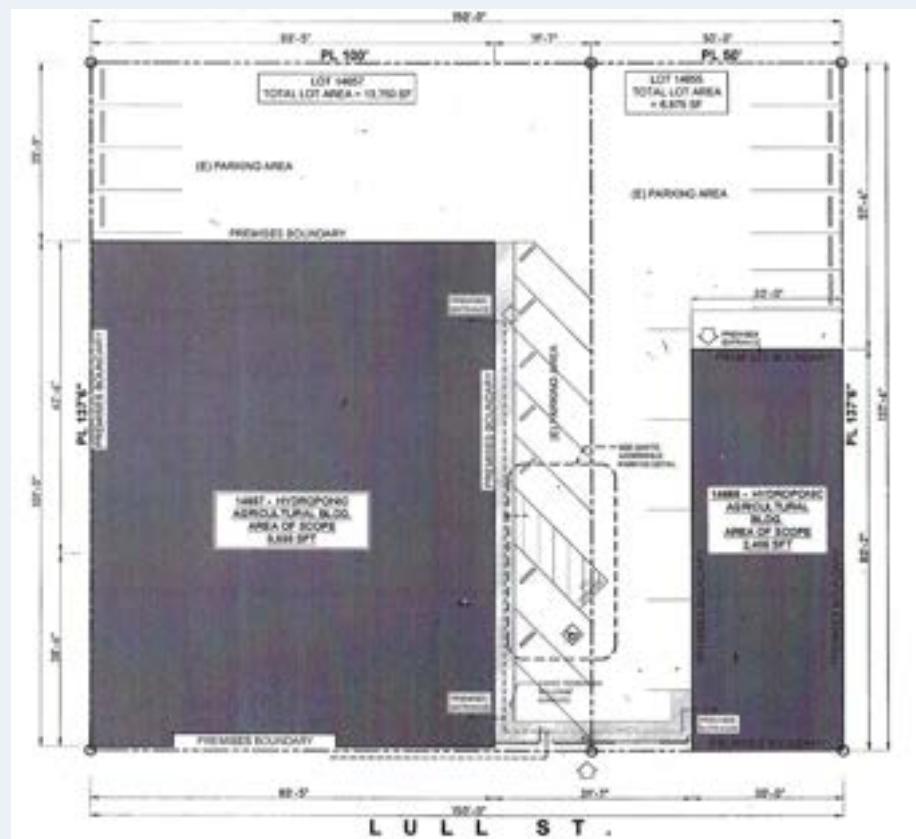
Close to Van Nuys Airport Location



Minutes to the 405/101 Freeways



Private and Gated

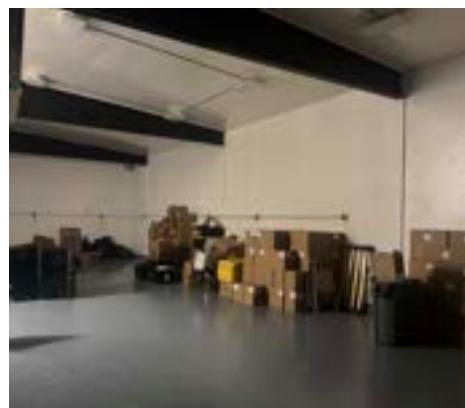


PROPERTY INFORMATION

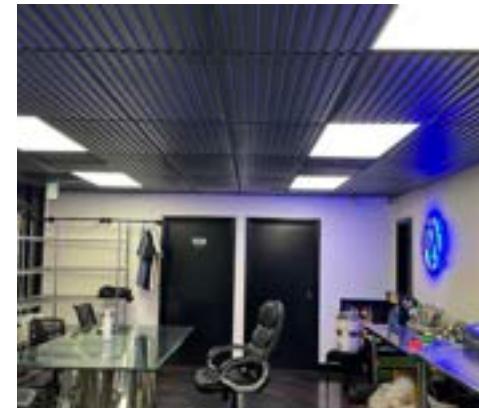
Sale Price	Contact Listing Brokers
Building Size	14655 W. Lull Street: approx. 2,400 sf 14657 W. Lull Street: approx. 8,000 sf
Lot Size	14655 W. Lull Street: approx. 6,874.8 sf 14657 W. Lull Street: approx. 13,749.5 sf
Parking	Ample gated on-site parking
Access	Gated entry, rolling doors, and numerous points of entry
Yard	Yes, Concrete/Gated
Year Built	14655 W. Lull Street: 1972 14657 W. Lull Street: 1952
Zoning	M1-1
APN	14655 W. Lull Street: #2210029011 14657 W. Lull Street: #2210029010
Occupancy	Fully occupied by a cannabis cultivation, manufacturing, and distribution use
To Show	Call Agent



Property On The Left: 14655 W. Lull Street ; Property On The Right: 14657 W. Lull Street



Warehouse Space

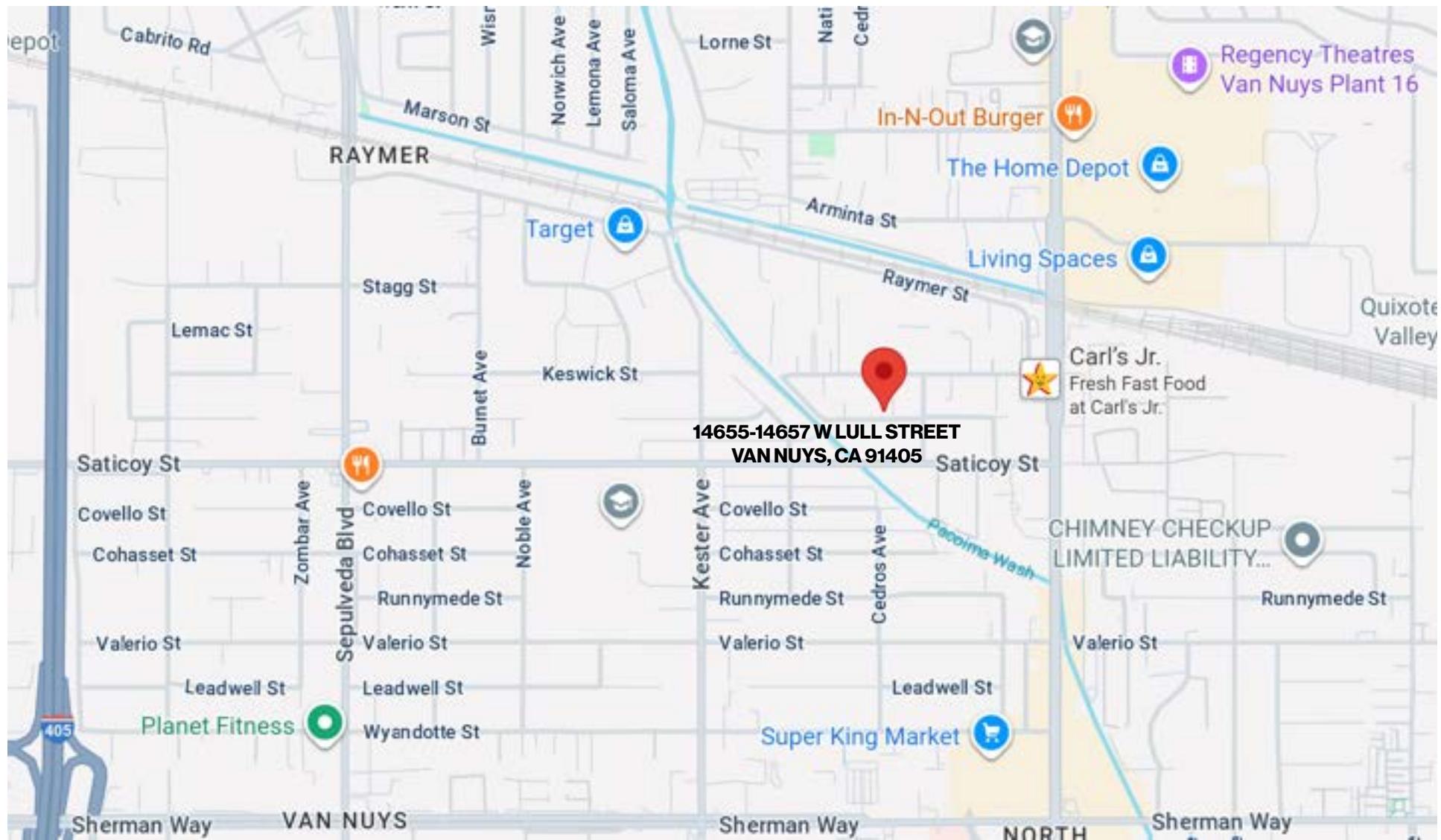


Office Space



Partial View Of Onsite Parking Area

LOCATION



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Although Seller's predecessors may have performed work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties.

The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Commercial Realty Partners.

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