

# FOR SALE Commercial / Retail

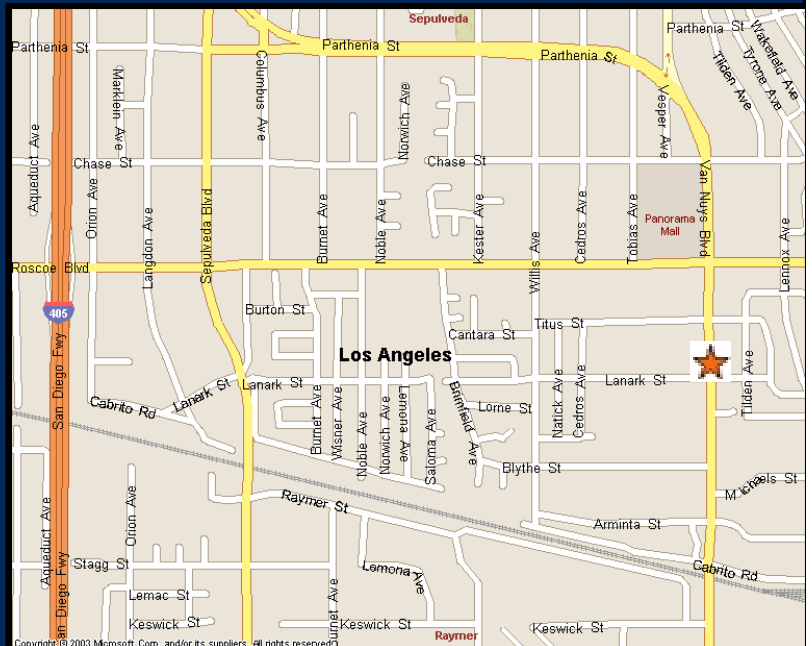
10,800 SF



8126 Van Nuys Blvd., Panorama City, CA

- Rare Purchase Opportunity
- MAJOR Street Frontage
- Excellent Freeway Access
- Extra 1,100 SF Secured Storage Area not Included in Square Footage

For additional information, contact:  
**Chris Sullivan**  
p: 818.887.3600 x 108  
csullivan@daumcre.com  
www.daumcommercial.com



**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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# INDUSTRIAL FOR SALE

AVAIL SF: 10,800

TOTAL BLDG SF: 10,800



ADDRESS 8126 VAN NUYS BL, VAN NUYS CA ZIP 91402

**Major Street Frontage**  
**Excellent Freeway Access**  
**Extra 1,000 SF Secured Storage Area**  
**Not Included In Square Footage**  
**Property Actually Located In Panorama City**

LEASE RENTAL \$ NFL /mo Gross                      Net 0.000 Term                       
 SALE PRICE \$ 1,975,000 Price/SF \$ 182.87 Tax \$ 27,356.00 Yr 2007-2008  
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession COE  
 Avail SF 10,800 Dim IRR X IRR Power A 400 V 120-240 Ø 3 W 4  
 Min. SF 10,800 Dim IRR X IRR Lighting VERFY Heat VERFY Cooling VERFY PWR Notes VERIFY  
 Land SF 23,087 Dim IRR X IRR Trk Hi Pos 0 Dim                       
 Const VERFY Roof VERFY Grd Lev Drs 2 Dim 10x10 & 12x12 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 18 OFFICE DATA Ofc SF 1,600 # TBD Rest Rms: M TBD W TBD  
 Pkg 23 Yard Yes-Fenced Yr Blt 1995 A/C TBD Heat TBD Fin Ofc Mezz SF 800 Incl in Avail SF Y  
 Thomas Bk Pg# 532-A2 Zone LA-C2 To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Chris Sullivan (818)449-1628 Region NW Listing # 1220344  
 FIRM DAUM Commercial R.E. 09/11/09  
 FTFC CB000N000S200/AOAA Notes Sale Terms: Cash.

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

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