



Colliers

Van Nuys Airport

Arminta St

Ruffner Ave

Stagg St

Flight Industrial Park Van Nuys, CA 91406

An approximately 264,000 SF business park featuring
17 free-standing concrete tilt-up buildings in a
fully landscaped environment.

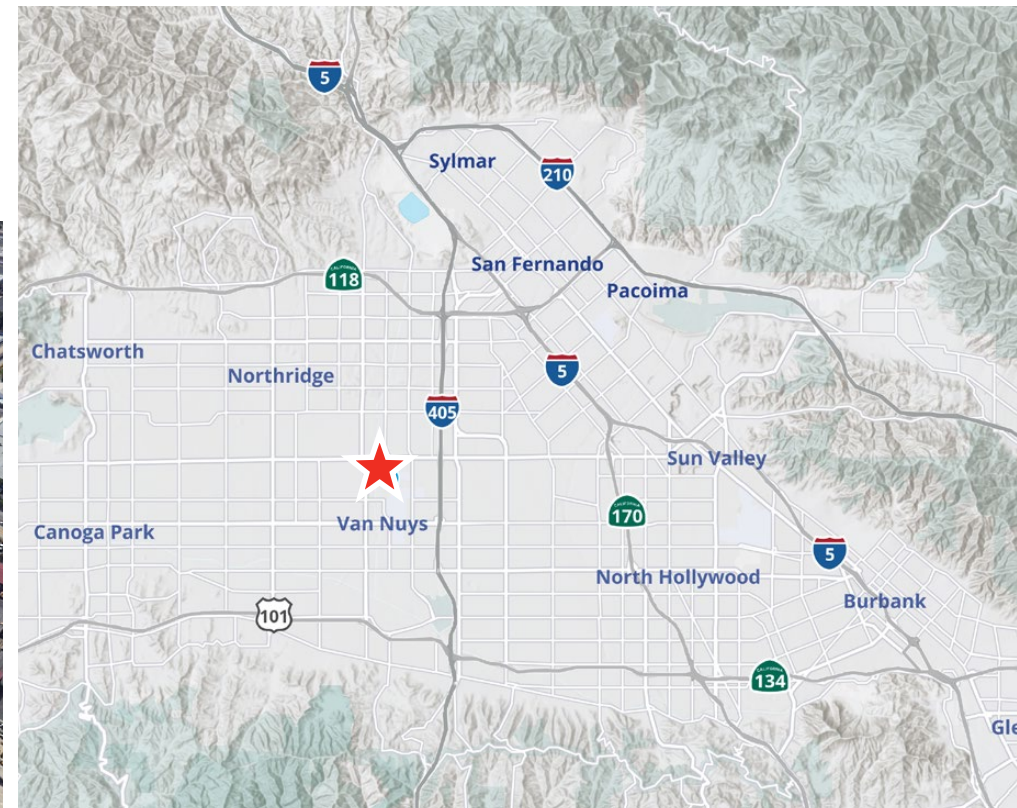
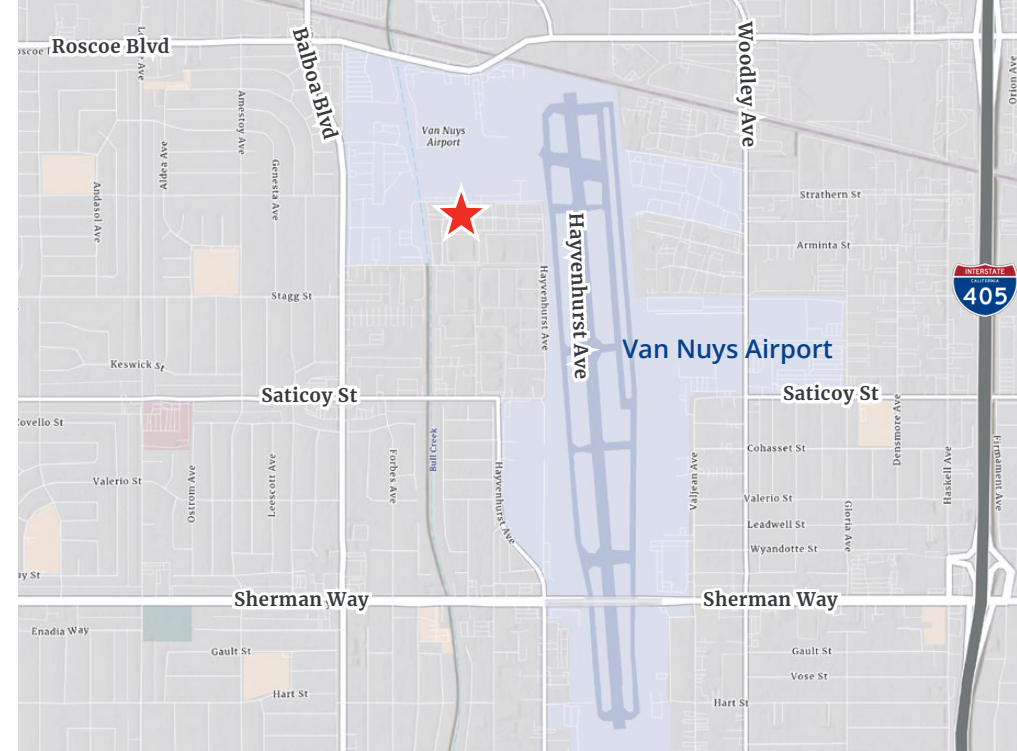
16540-42 Arminta St
12,840 SF

Available for Lease

Flight Industrial Park

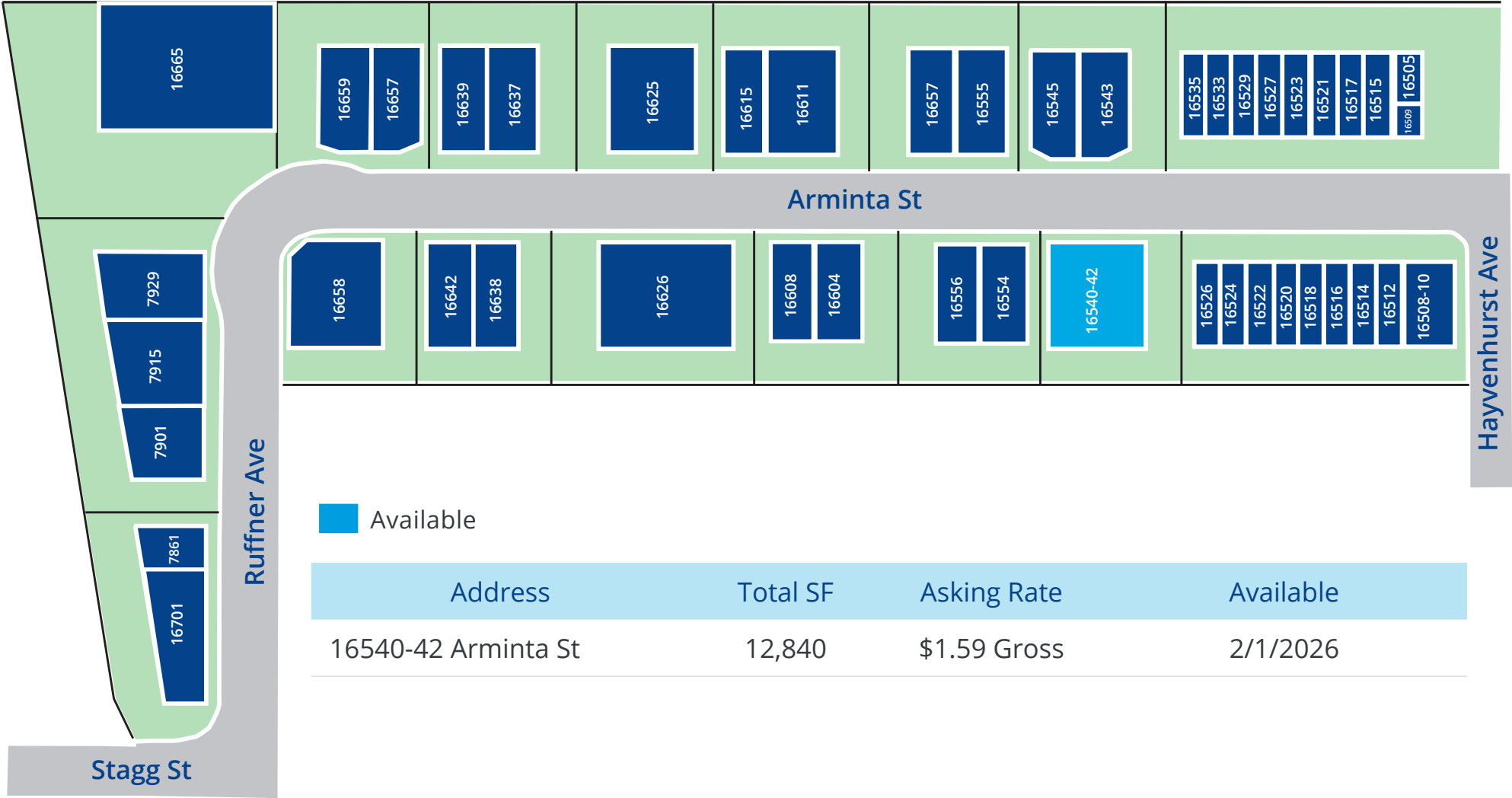
Overview

- Professional, on-site management
- Various sized spaces, ranging from approx. 2,500 to 25,000+ SF
- Strategically located near the 405 and 101 freeways
- Minutes to the Van Nuys Airport; easy access to major area entertainment studios, corporate neighbors
- Some buildings feature private, gated yards
- Tenant Improvement Allowance packages available for credit tenants
- Expansion capabilities for growing companies
- Quiet neighborhood with excellent security
- M2 Zoned



Flight Industrial Park

Site Plan



16540-42 Arminta St

Property Information

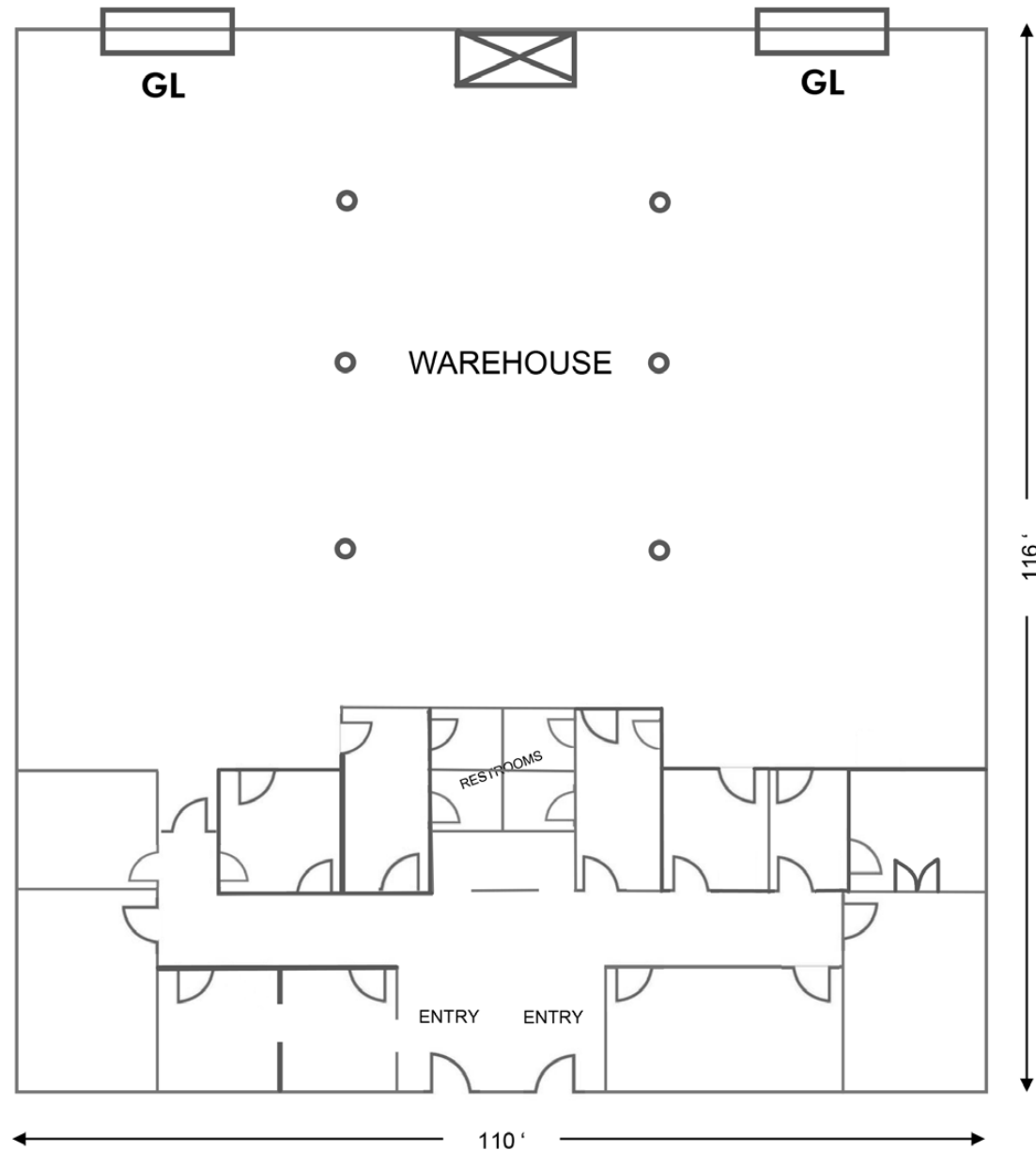
Available SF	12,840
Monthly Rent	\$20,416
Lease Rate/SF	\$1.59 Gross
Clear Height	14'
GL Doors / Dim	2 / 12'-11.5'
Power	800A, 240V, 3Ph, 4W
Parking Spaces	24 / 1.87:1
Office SF	2,800 - Call Agent Re: Existing SF
Restrooms	4
Zoning	M2
Possession	2/1/2026
To Show	Call Agent

Notes: Amps: 2 Panels of 400 each. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



16540-42 Arminta St

Floor Plan



Amenities & Demographics

Proximate to numerous amenities
and convenient I-405 access



Firmament Ave

Haskell Ave

Abuelita's Restaurant
DeFranko's Subs

Vallarta Supermarket
Siam Cafe Thai Food
Chala Boba
Panaderia
Taco Reyes

Food 4 Less

Woodley Ave

Woodley Ave

Valjean Ave

SUBWAY
POPEYES

Mexicana
Mercado La Fiesta
Goldstar Donuts
Valley Burgers & Teriyaki
K's Mini Mart
La Nueva Market

Van Nuys
Airport

Food 4 Less

Hayvenhurst Ave

1-Mile Radius

Flight Industrial Park

The Mix Development
CALIFORNIA
ahipoki
FIVE GUYS
BURGERS and FRIES
LA FITNESS

THE HOME DEPOT

La Corona
Bar & Grill
OMGrill
Denny's

McDonald's

Starbucks

Balboa Blvd

Balboa Blvd

El Indio Mexicano
Peking Wok

Roscoe Blvd

McDonald's
Planet Fitness
KFC
Cha Cha Chicken
The Nectar
Enjoy Ramen Bowls

Louise Ave

DEL TACO
Heart's Coffee
Tijuana Grill
Yummy Donuts
Flamin' Hot Chicken

IN-N-OUT
Oro's Bakery & Pizza
Xochipilli Taco Bar
La Nueva Fogota
Black Heart Coffee
Orozco
El Taco Llama
Lee's Sandwiches
Mama's Donuts
Marisco's Puerto Angel

DEL TACO
Jack
in the box

Koko's Middle Eastern
WaBa Asian Grill
BLTea
Millie's Restaurant &
Bakery
Everytable
Quickly Boba

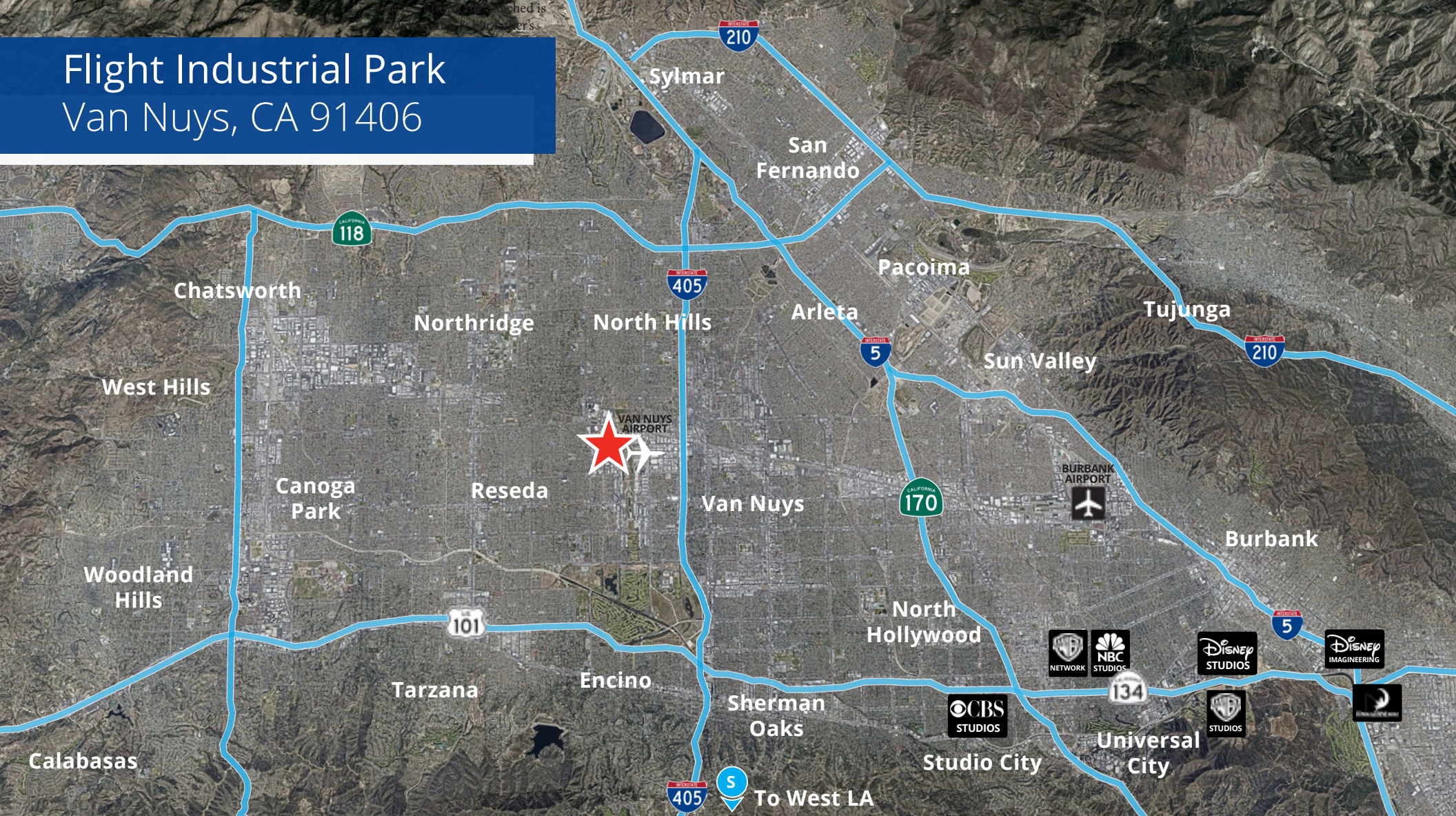
Louise Ave

Louise Ave



Flight Industrial Park

Van Nuys, CA 91406



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