

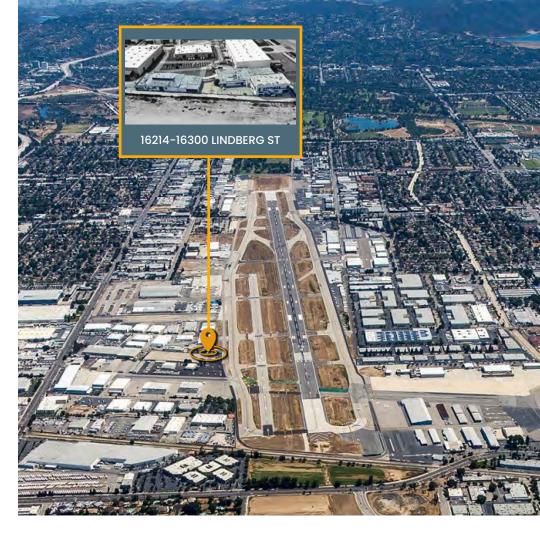
### THE OPPORTUNITY

**UNIQUE RUNWAY ADJACENT VALUE-ADD OPPORNITY** 

## \$6,900,000 (\$197.10/SF)

THE ASKING PRICE FOR 16214–16300 LINDBERGH STREET HAS BEEN **RECENTLY REDUCED BY \$1,000,000** TO \$6,900,000, OR \$197.10/SF, DELIVERING AN IMMEDIATE **28–38% DISCOUNT TO RECENT RUNWAY-ADJACENT** COMPS AT \$275–320/SF.

- Three standalone buildings enabling separate training, industrial, or office configurations
- ♦ Robust 3,200 A heavy-power infrastructure
- Three grade-level doors service the entire campus facilitating drive-in loading
- Fully climate-controlled interiors with panoramic runway views from third-floor
- Two-story parking structure, supporting office and industrial staff and visitors with combine total parking of 60 spaces



#### **PROPERTY SUMMARY**

Year Built	1942 (Building A), 1960 (Building B), 1985 (Building C)
Parking	60 covered stalls; 1.86/1,000 SF ratio
Zoning	(T)(Q)M2-1VL – Heavy Industrial/Service
Power	Campus-wide heavy power(3,200 A)
Doors	Three grade-level doors; no dock-high doors
Office Space	6,365 SF built-out mezzanine offices (included)

## **BUILDING PROFILES**

#### 16214 LINDBERGH ST



**14,564 SF** 

#### **Primary Use**

Former R&D / Light Manufacturing

#### **Industrial Characteristics**

Loading: Burrus outside covered areas, Power: (2) 800 A 240 V; (1) 800 A 240/480 V (1) 800 A 277/480 V 3PH 4W

HVAC: Fully air-conditioned

#### **Office Characteristics**

Various production areas with offices; 4 restrooms; large gas line; 18' clearance

#### **Key Features**

Covered exterior compressor rooms; high-end office finishes

#### 16260 LINDBERGH ST



**14,078 SF** 

#### **Primary Use**

**Electronics Manufacturing** 

#### **Industrial Characteristics**

Loading: N/A

Power: (1)400 A 270 V; (2) 400 A 240 V 1PH

HVAC: Fully air-conditioned

#### **Office Characteristics**

Built-out offices; large gathering area; 3 restrooms; full kitchen

#### **Key Features**

Well-distributed power; ample production and support spaces

#### 16300 LINDBERGH ST



**2** 6,365\* SF

#### **Primary Use**

Third-floor Offices over Parking Pod

#### **Industrial Characteristics**

Loading: 2 level gated parking Power: : (1) 800 A 277/480 V 3PH 4W

HVAC: Fully air-conditioned

#### **Office Characteristics**

Single floor (3rd-floor offices); 3 restrooms incl. executive washroom with shower;

#### **Key Features**

Panoramic runway views; abundant natural light; dedicated executive amenities

# 16214-16300 LINDBERGH ST VAN NUYS, CA



CA DRE License #00531646

## AIRPORT RUNWAY ADJACENT INDUSTRIAL CAMPUS

#### **BROKERAGE CONTACTS:**

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