

DORIN
REALTY COMPANY



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CA DRE License #00918875

16214-16300 LINDBERGH ST VAN NUYS, CA, 91406

RUNWAY ADJACENT INDUSTRIAL CAMPUS

16214 LINDBERGH ST

16260 LINDBERGH ST

16300 LINDBERGH ST

Lindbergh St



VAN NUYS AIRPORT OVERVIEW MAP

RECENTLY REDUCED: \$6.9 M (\$197/SF)

- DIRECT RUNWAY & FREEWAY ACCESS
- 3,200 AMP HEAVY POWER
- AMPLE SECURE PARKING

THE OPPORTUNITY

UNIQUE RUNWAY ADJACENT VALUE-ADD OPPORNTITY

\$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



16214-16300 LINDBERGH ST

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



 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

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AIRPORT RUNWAY ADJACENT INDUSTRIAL CAMPUS

BROKERAGE CONTACTS:

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