



Landscaped Business Campus / Class A Headquarters Facility / 24' Clearance / Floor to Ceiling Office Glass / Walking Distance to Amenities, Van Nuys Metrolink Station



18,147 SF AVAILABLE FOR LEASE

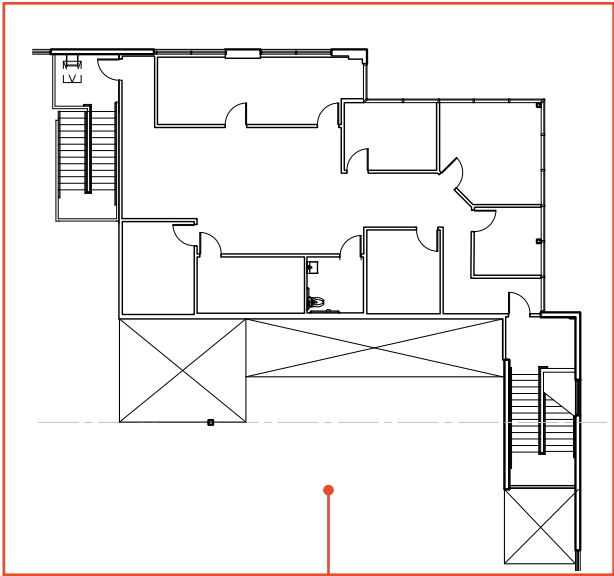
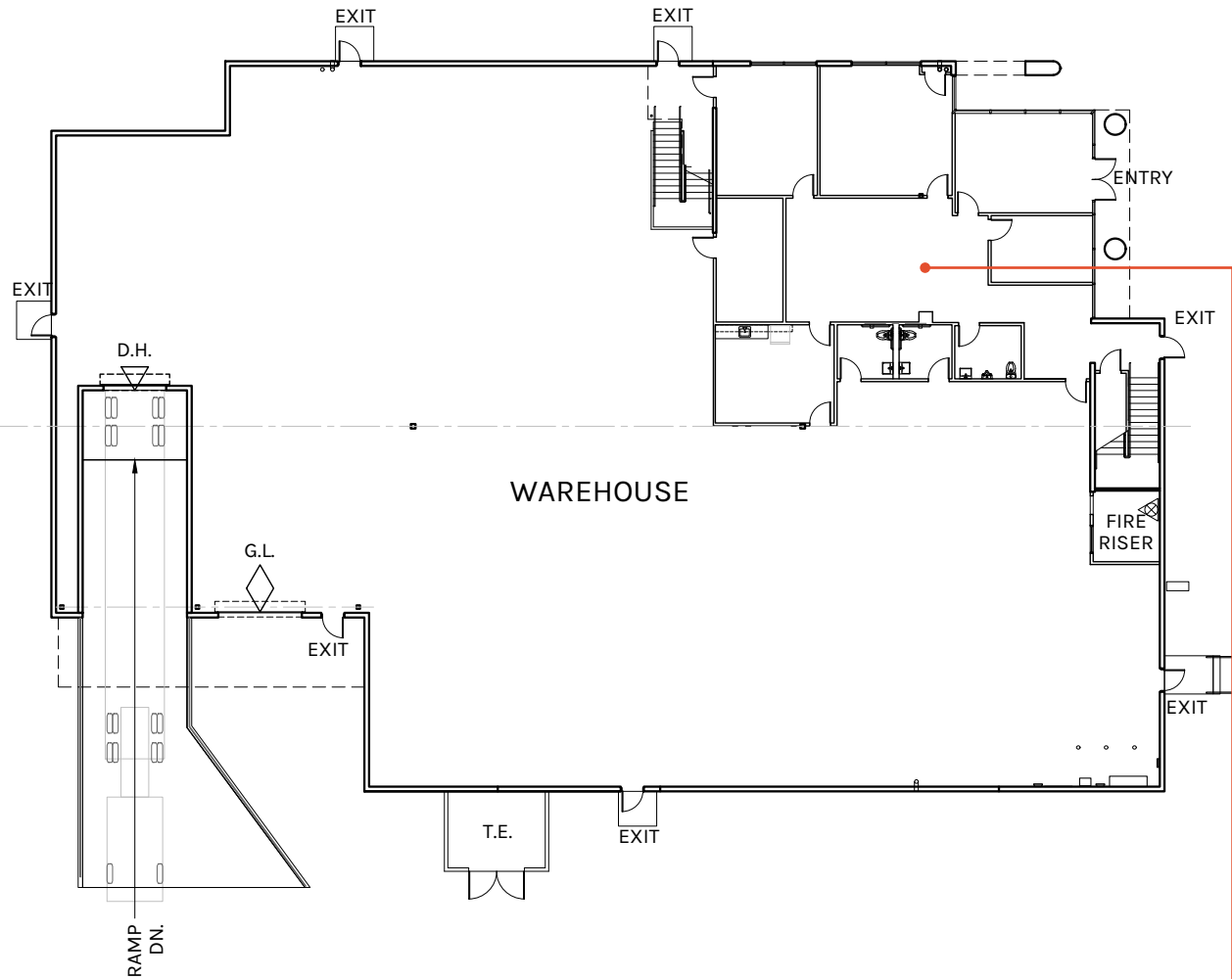
PREMIER CLASS A WAREHOUSE DISTRIBUTION FACILITY

14350 Arminta Street | Van Nuys, CA



Property Highlights

- Lease Rate: \$1.48 NNN; Op.Ex: \$0.56
- 13,295 SF Warehouse
- 4,852 SF Office
- Clear Height: 24'
- 1 Dock High Door Possible
- 1 Ground Level Door
- 4 Restrooms
- 34 Parking Spaces / 1.87:1 Ratio
- Power: 400A, 277/480V, 3Ph, 4W
- Sprinkler Density: 0.45 GPM, 3,000 SF



TOTAL
18,147 SF

WAREHOUSE
13,295 SF

1ST FLOOR OFFICE
2,591 SF

MEZZANINE
2,261 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.







3 Miles
To Van Nuys
Airport

7 Miles
To Burbank Hollywood
Airport

18 Miles
To Downtown
Los Angeles

I-405, SR-170, US 101
Immediate Access
and Close Proximity



**Rexford
Industrial**

Leasing Contacts

Billy Walk
Senior Vice President
818.334.1898
william.walk@colliers.com
LIC # 01398310

David Harding
Executive Vice President
818.334.1880
david.harding@colliers.com
LIC # 01049696

Greg Geraci
Executive Vice President
818.334.1844
greg.geraci@colliers.com
LIC # 01004871

Matt Dierckman
Executive Vice President
818.334.1870
matt.dierckman@colliers.com
LIC # 01301723

Kevin Carroll
Senior Associate
818.334.1892
kevin.carroll@colliers.com
LIC # 02078759



Colliers
505 N Brand Blvd, Suite 1120
Glendale, CA 91203
www.colliers.com

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