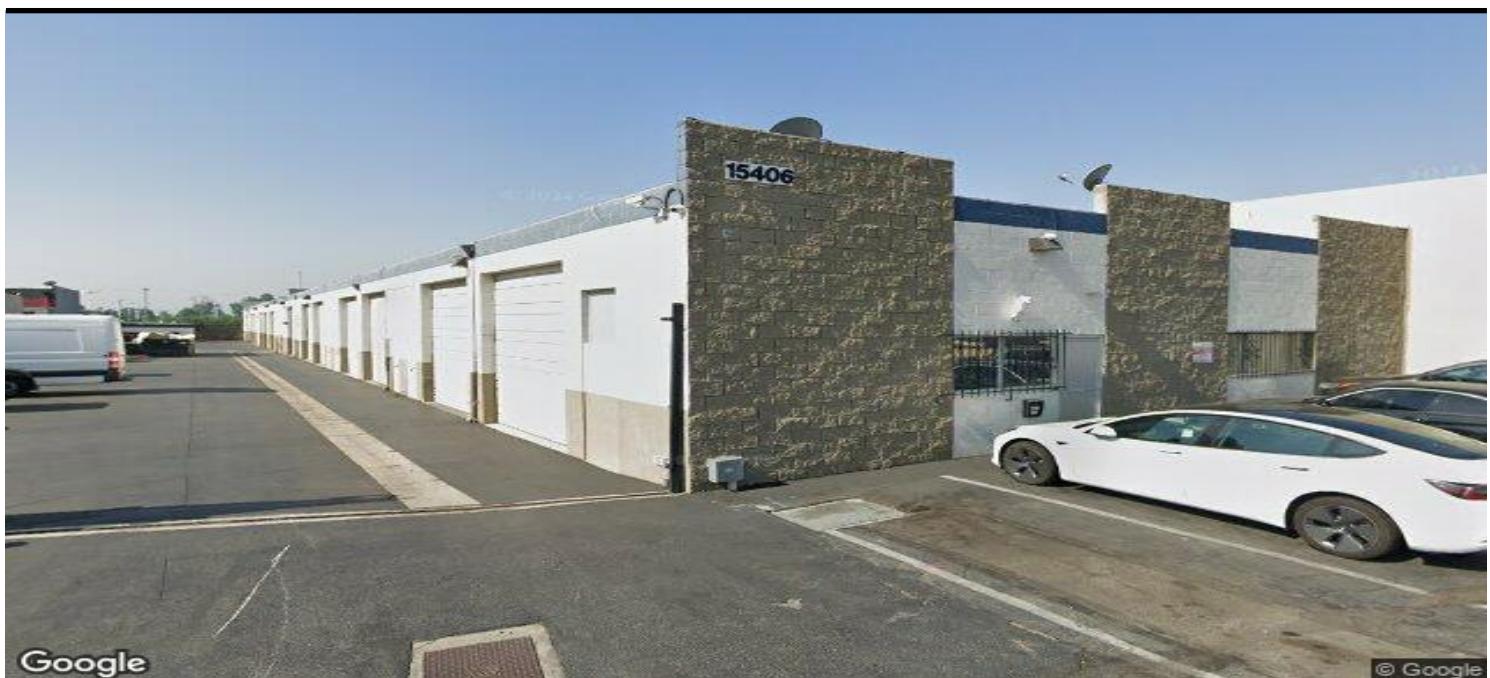


Available SF 1,111 SF

Industrial For Lease

Building Size 16,510 SF



Google

© Google

**Address:** 15406 Cabrito Rd, Unit 3, Van Nuys, CA 91406

**Cross Streets:** Cabrito Rd/Langdon Ave

## Multi-Tenant Building

150 SF Office

One (1) 12'x12' Ground Level Door

100A, 277/480V, 3P, 4W

14' Clear Height, Private Restroom

Immediate Access to 405 Freeway

Lease Rate/Mo:	\$2,055	Sprinklered:	No	Office SF / #:	150 SF / 1
Lease Rate/SF:	\$1.85	Clear Height:	14'	Restrooms:	1
Lease Type:	Gross / Op. Ex: \$0.18	GL Doors/Dim:	1 / 12'x14'	Office HVAC:	None
Available SF:	1,111 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,111 SF	A: 100 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	1-3 Years	Const Status/Year Blt:	Existing / 1965	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	2 / Ratio: 1.8:1	Vacant:	Yes
Taxes:	\$31,742 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Central SFV
Zoning:	M1			APN#:	2654039015

**Listing Company:** NAI Capital

[Todd Lorber 818-933-2376](tel:818-933-2376)
**Agents:** Todd Lorber

**Listing Date:** 08/27/2025

**FTCF:** CB000N000S000

**Listing #:** 43255096

Call broker for commission information. Co-listed with AIR CRE NonMember (Christopher Jackson). Tenant to verify all information. CAM Fees: \$0.18 PSF