

Available SF 1,111 SF

Industrial For Lease

Building Size 16,510 SF



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
Lease Rate/SF: \$1.85
Lease Type: Gross / Op. Ex: \$0.18
Available SF: 1,111 SF
Minimum SF: 1,111 SF
Prop Lot Size: POL
Term: 1-3 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$31,742 / 2025
Yard: No
Zoning: M1

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 0
A: 100 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1965
Whse HVAC: No
Parking Spaces: 2 / Ratio: 1.8:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 150 SF / 1
Restrooms: 1
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Central SFV
APN#: 2654039015

Listing Company: NAI Capital
Agents: [Todd Lorber 818-933-2376](mailto:tlorber@naicapital.com)
Listing #: 43255096
Notes: Call broker for commission information. Co-listed with AIR CRE NonMember (Christopher Jackson). Tenant to verify all information. CAM Fees: \$0.18 PSF

Listing Date: 08/27/2025

FTCF: CB000N000S000