



For Lease

North Hills Industrial Park
16719 Schoenborn St
Van Nuys, CA 91343
126,768 SF Industrial Building

David Harding

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Billy Walk

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Kevin Carroll

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Accelerating success.

Building Highlights



Class A Industrial Building with Excellent Van Nuys Location



30' Clear



ESFR Ready Sprinkler System



10 Truck High & 2 Ground Level Doors



Stunning Offices, Warehouse, Distribution & Showroom



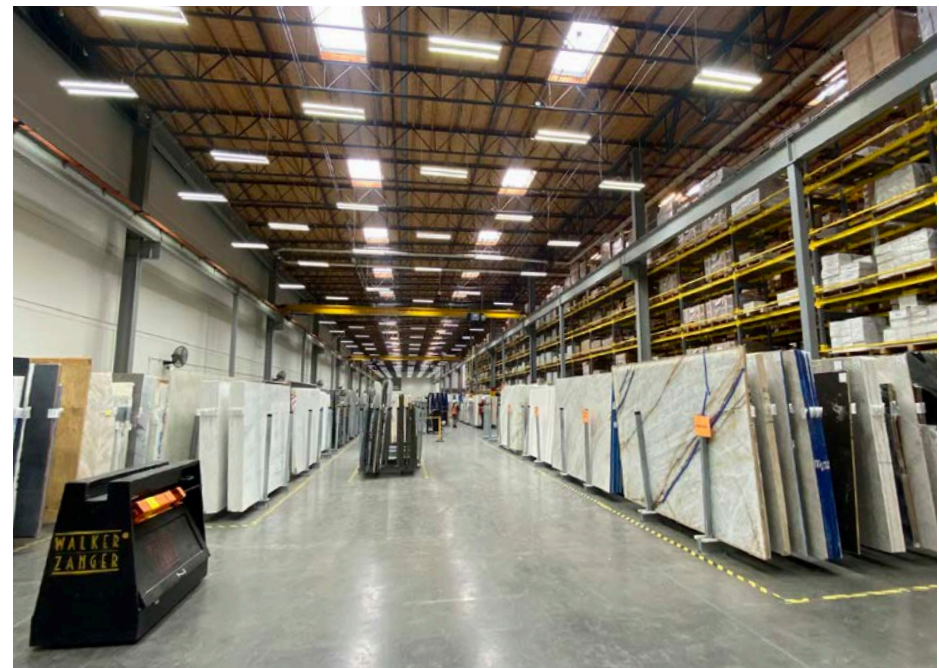
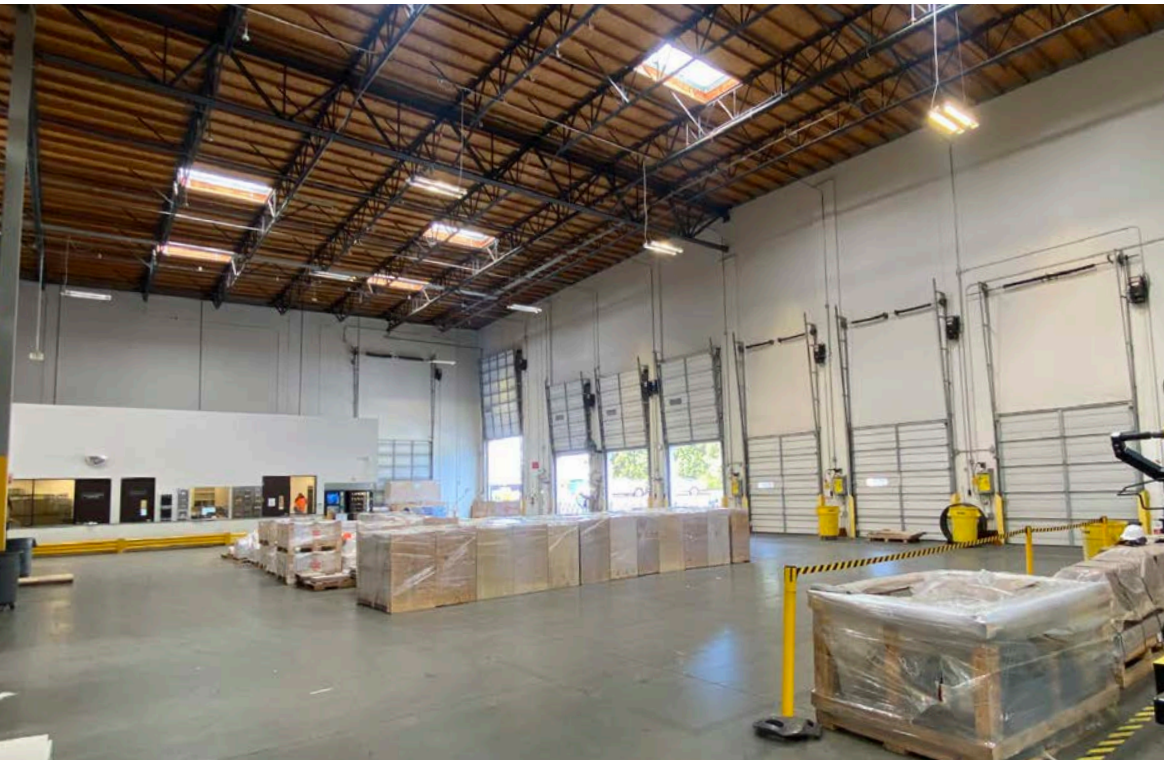
405 Fwy Access to SFV & West LA

Available SF	126,768
Monthly Rent	\$278,890
Lease Rate PSF	\$2.20 MG / CAM: \$0.10
Clear Height	30'
DH Doors / Dim	10 / 8'x10'
GL Doors / Dim	2 / 12'x14'
Power	2000A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	221 / 1.74:1
Office SF	20,000 (including 12,000 SF Mezzanine Office)
Restrooms	10
Yard	Paved
Zoning	M1, M2, P1
Year Built	2015
Possession	8/1/2025
To Show	Call Agent

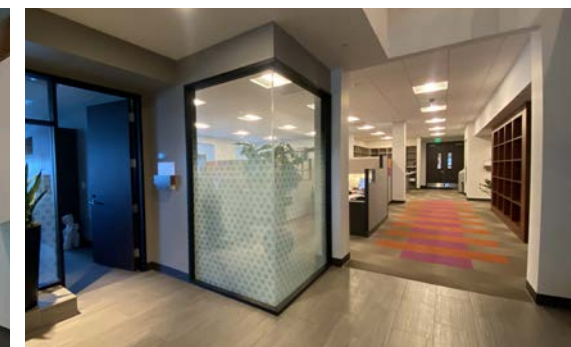
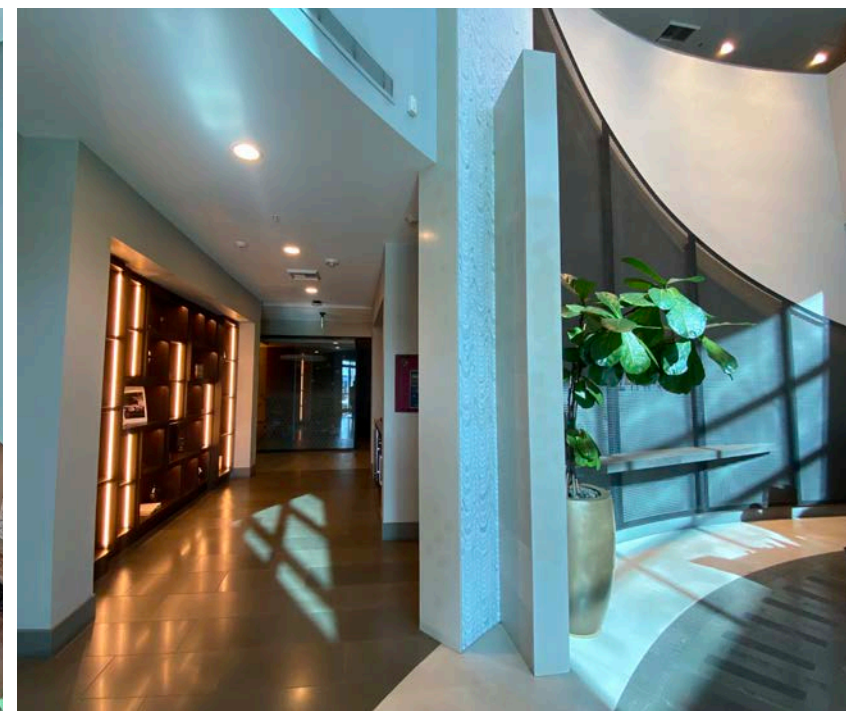
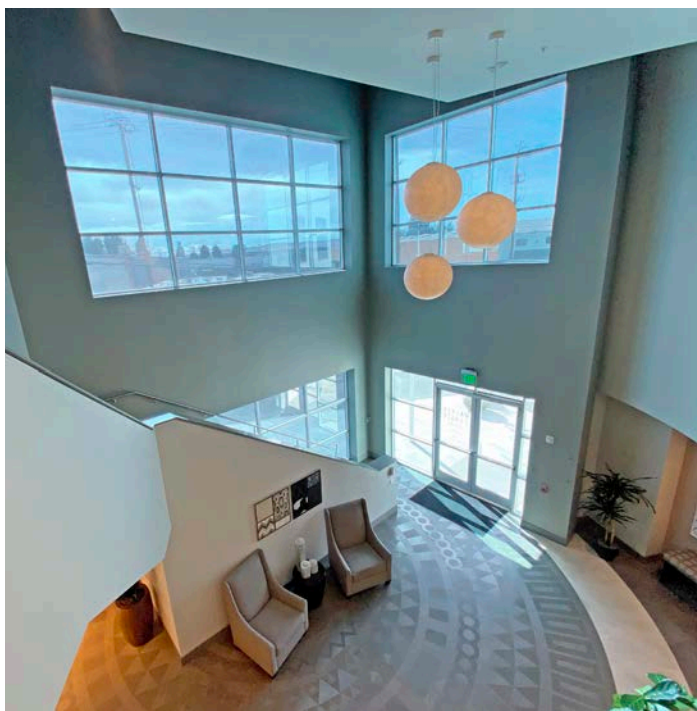


Notes: Loading includes 6 exterior and 4 interior truck high positions. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

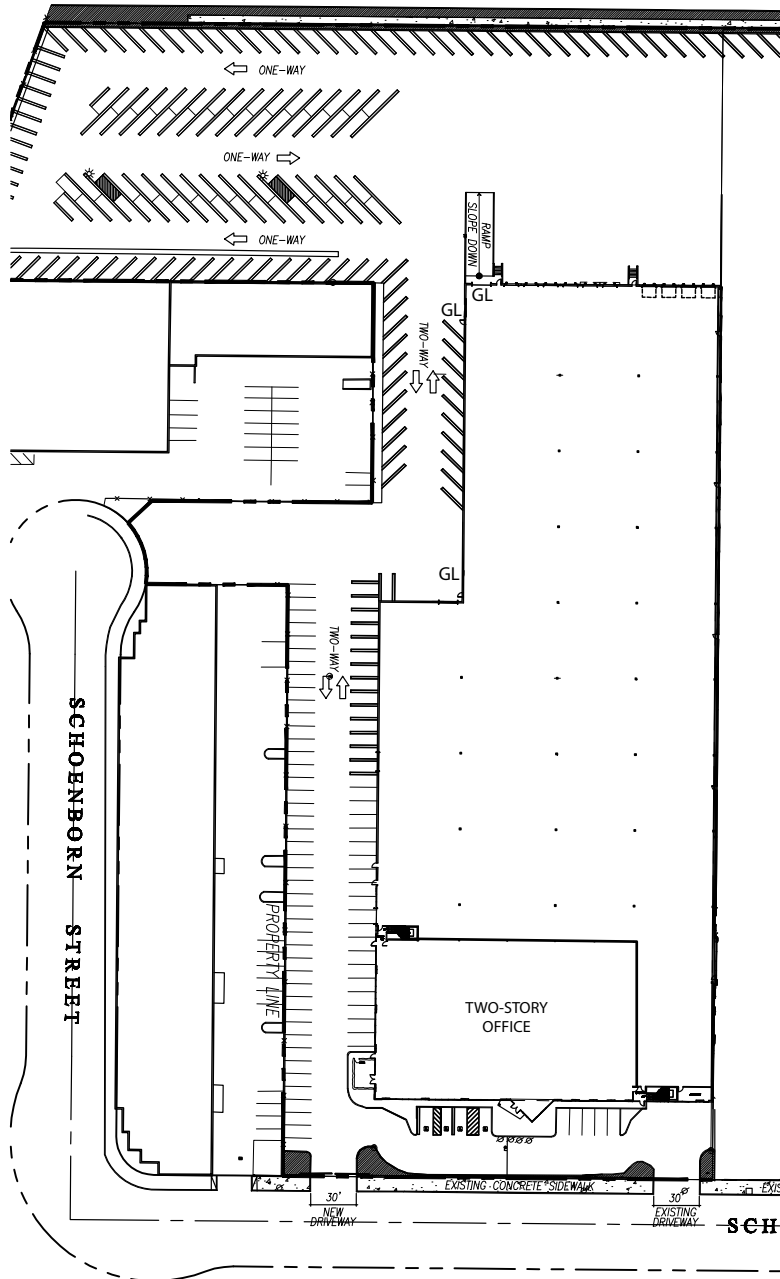
Photos



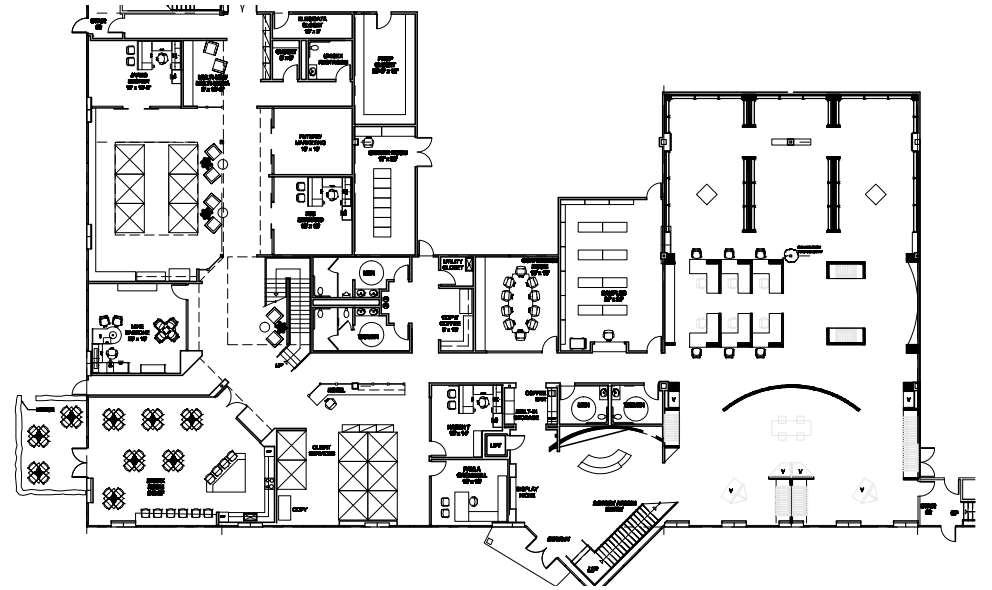
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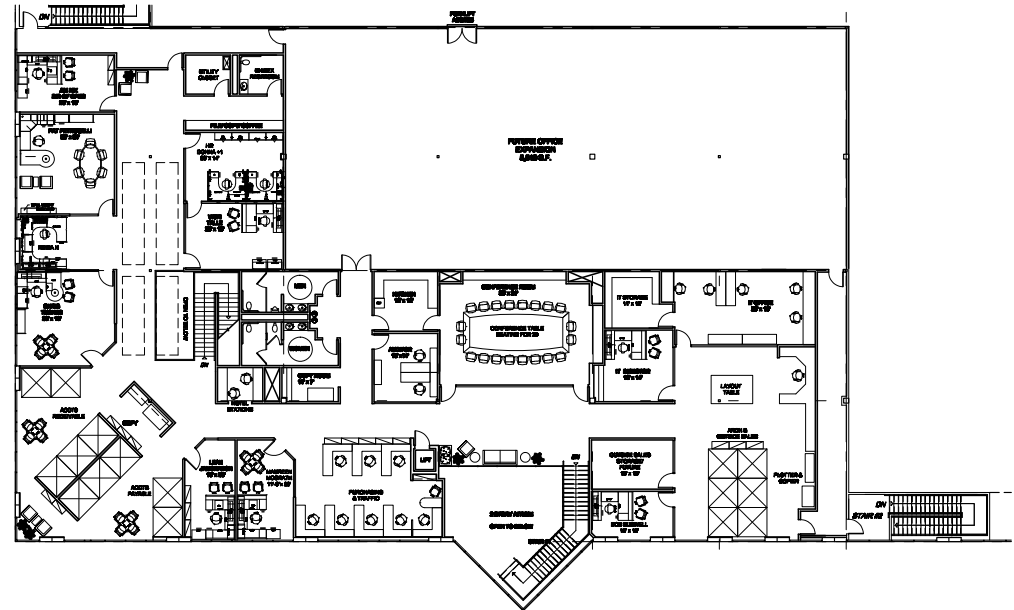
Site Plan



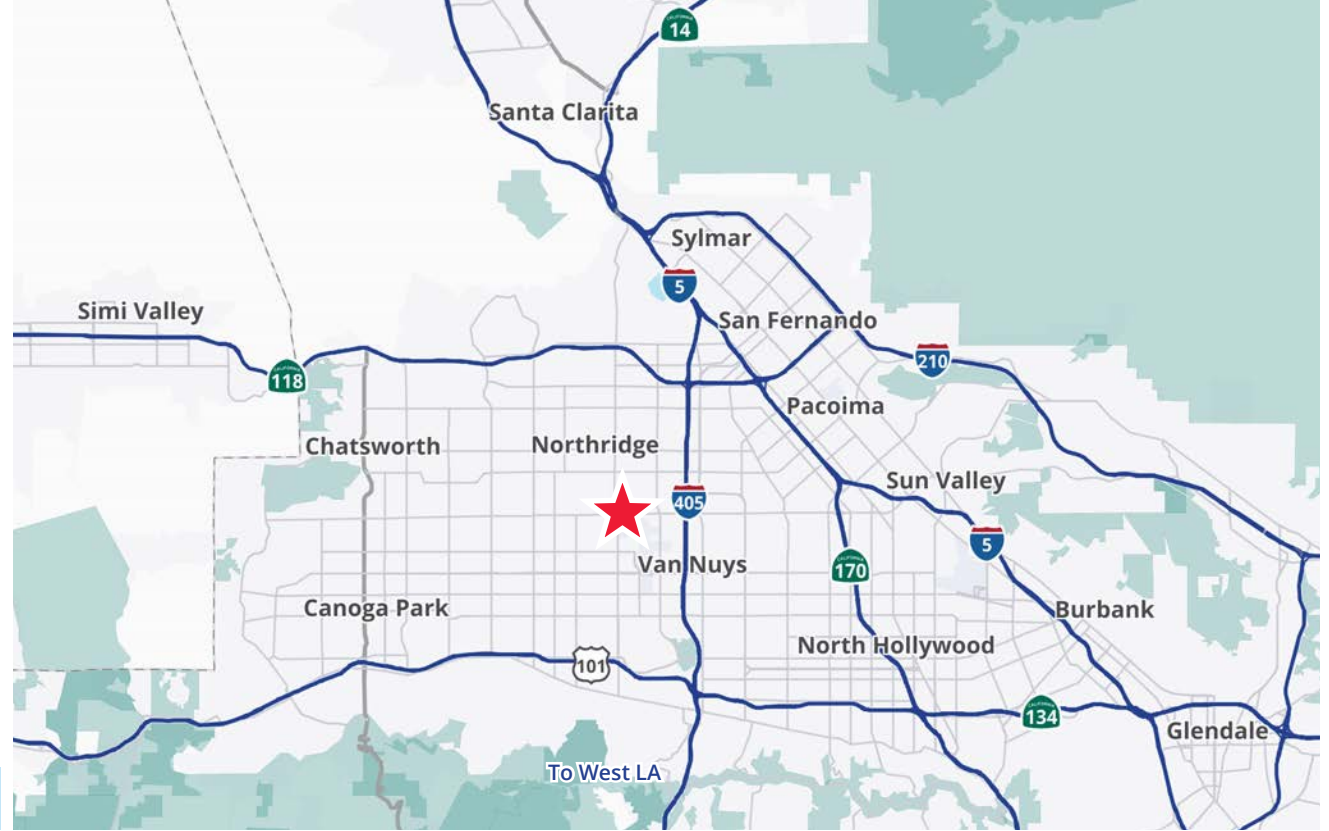
1st Floor Office Layout



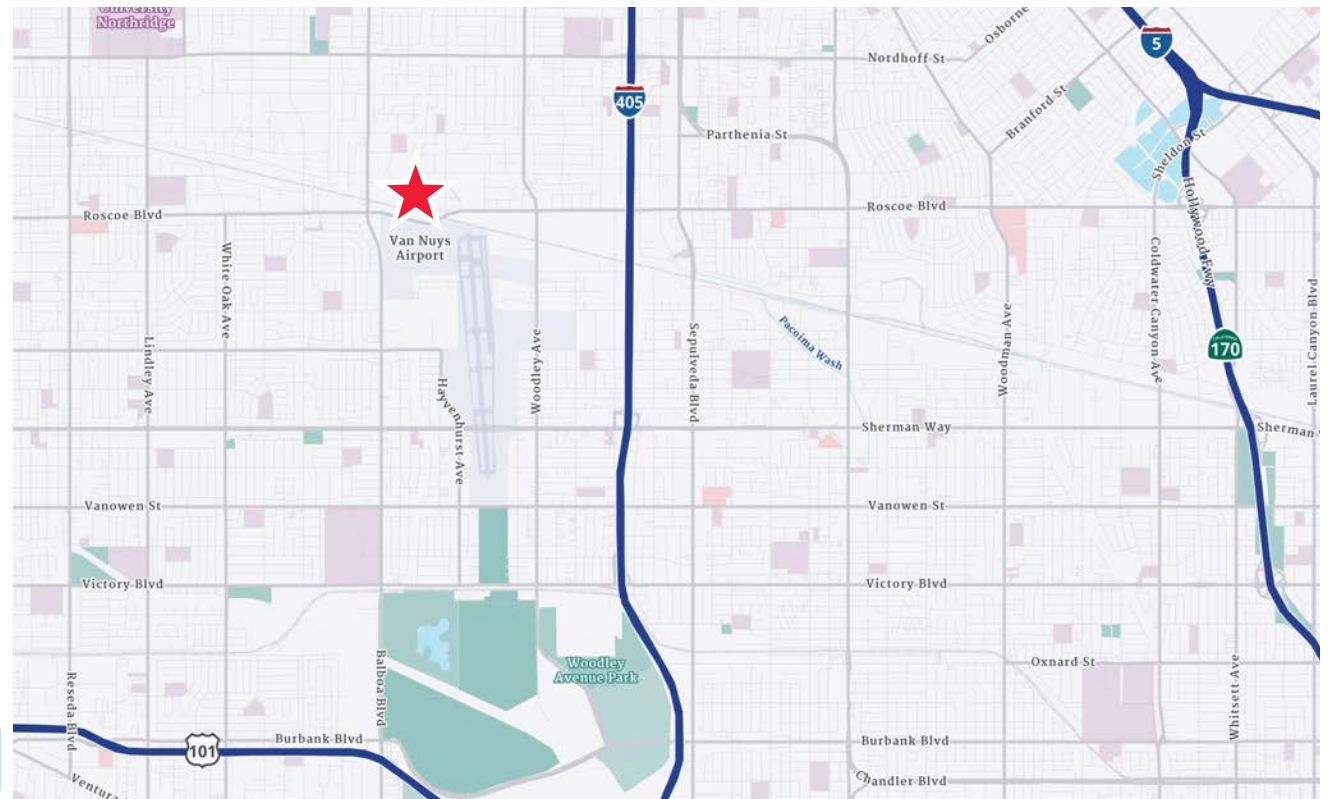
2nd Floor Office Layout



Location Maps



Regional Map



Local Map



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Contact Info

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