



For Lease

8,200 SF Industrial Building  
with Oversized Yard

13915 Saticoy St  
Van Nuys, CA 91402

Saticoy St

***Sale Opportunity Available - Call Broker!***

David Harding

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# Building Highlights



Fenced & Secured Property



Oversized Yard with 5.1/1000 Parking Ratio



Adjacent to Well Known Sound Stage



Heavily Conditioned Space – 15 Tons



Kitchen & Recently Renovated Offices



Flexible Layout – Owner May Consider Reducing Office

|                        |                           |
|------------------------|---------------------------|
| Available SF           | 8,200 SF                  |
| Monthly Rent           | \$16,236                  |
| Lease Rate/SF          | \$1.98 NNN                |
| Operating Expenses/SF  | \$0.42                    |
| Lot Size               | 0.64 AC / 27,878 SF       |
| Clear Height           | 10'                       |
| GL Doors / Dim         | 3 / (1) 12'x9'; (2) 9'x9' |
| Power                  | 600A, 120/480V            |
| Parking Spaces / Ratio | 42 / 5.1:1                |
| Office SF              | 4,300                     |
| Restrooms              | 4                         |
| Yard                   | Fenced / Paved            |
| Zoning                 | M2                        |
| Possession             | 60 Days                   |
| To Show                | Call Agent                |

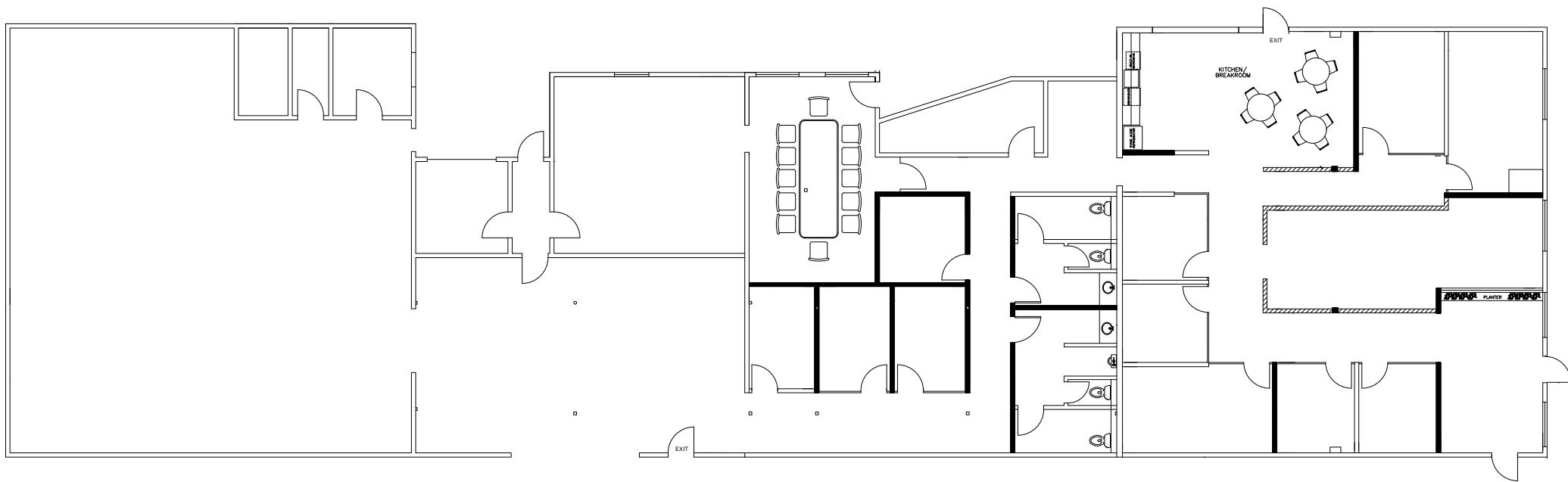
Notes: There are three electrical panels with 200A each. Tenant to verify total power. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



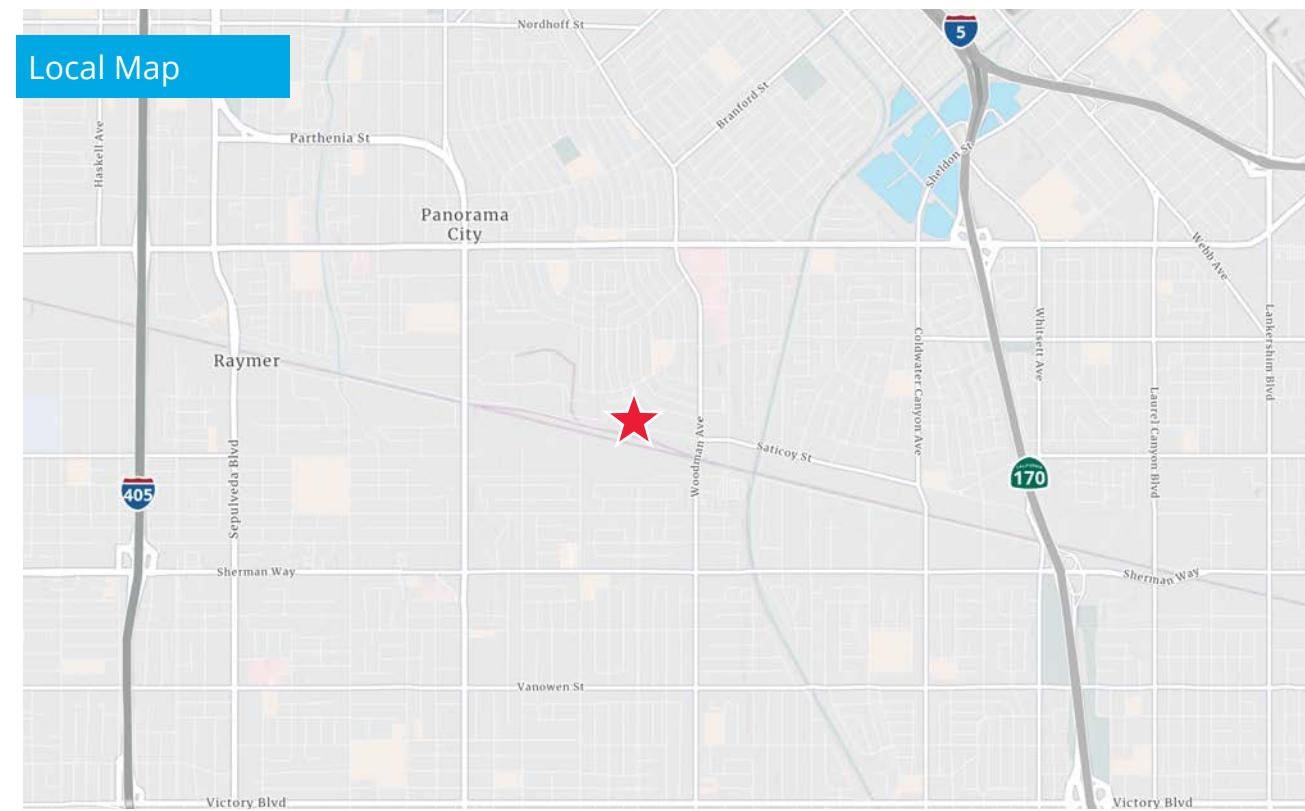
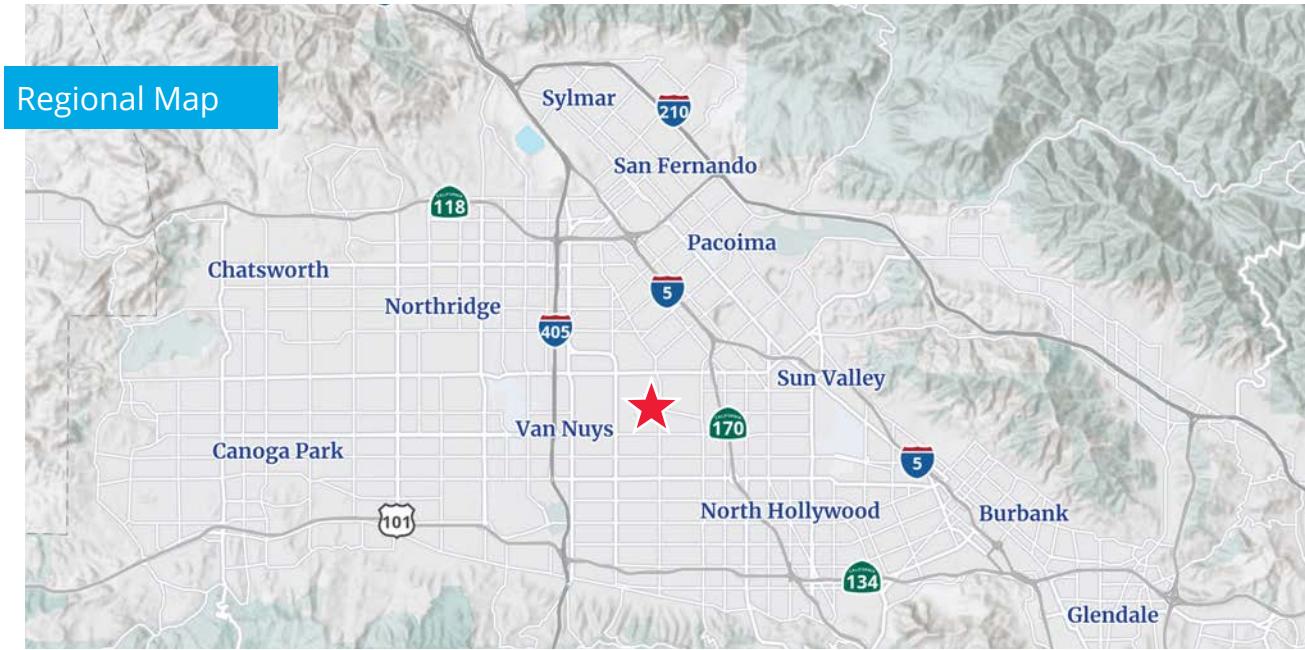
# Photos



# Layout



# Location Maps



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