



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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Greg Geraci

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Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

Building Highlights



Fenced & Secured
Property



Oversized Yard with
5.1/1000 Parking Ratio



Adjacent to Well
Known Sound Stage



Heavily Conditioned
Space – 15 Tons



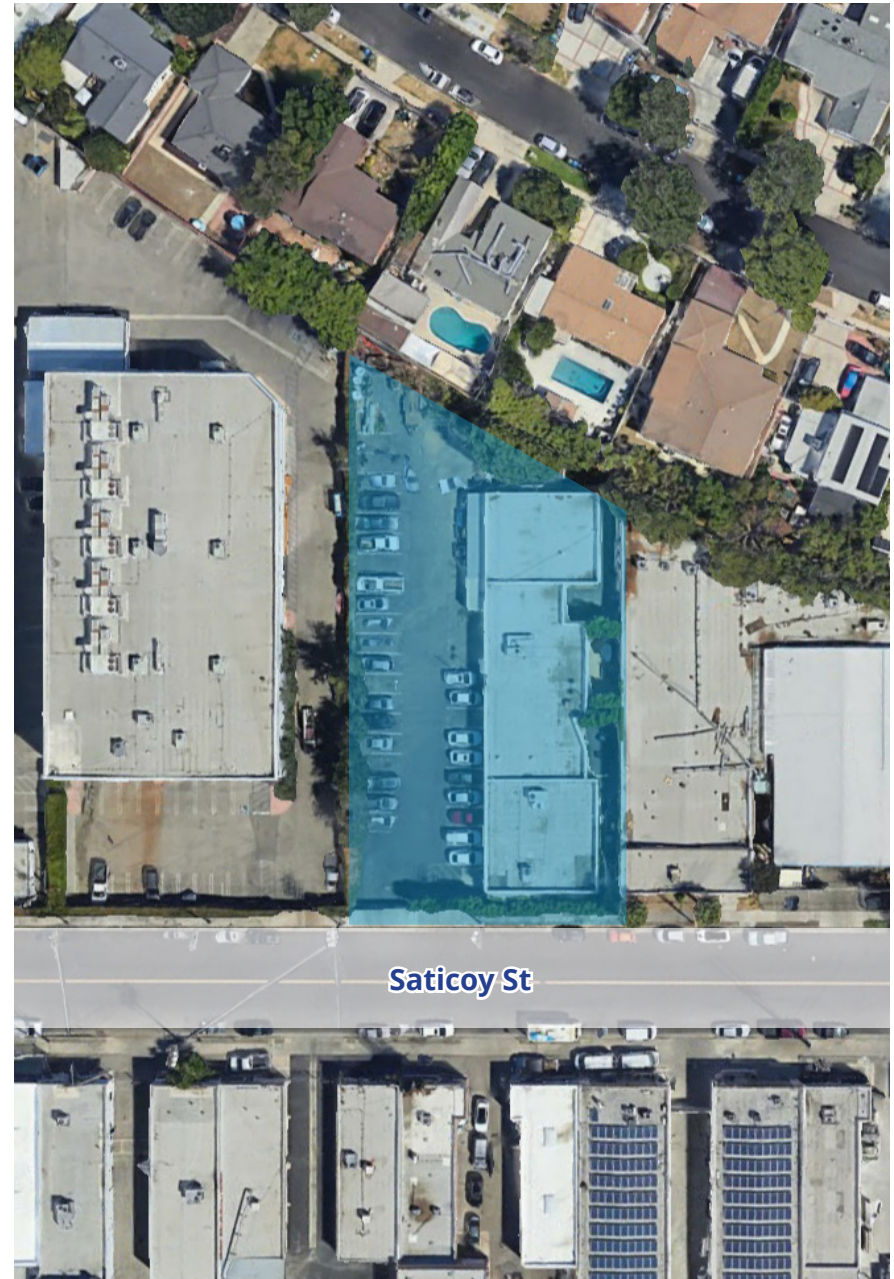
Kitchen & Recently
Renovated Offices



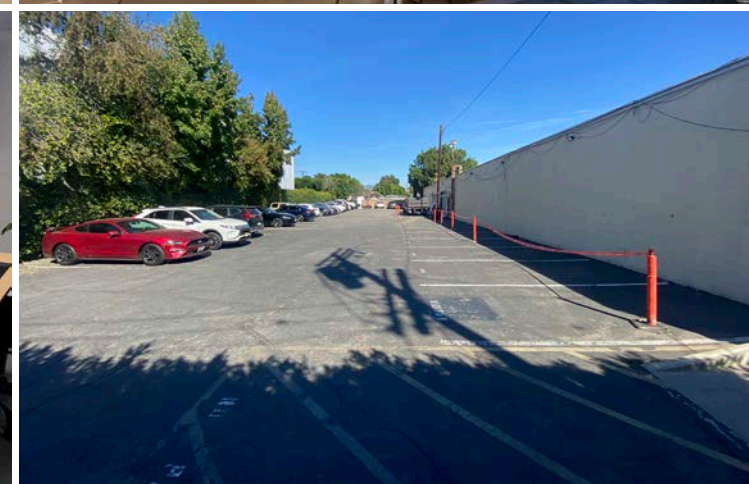
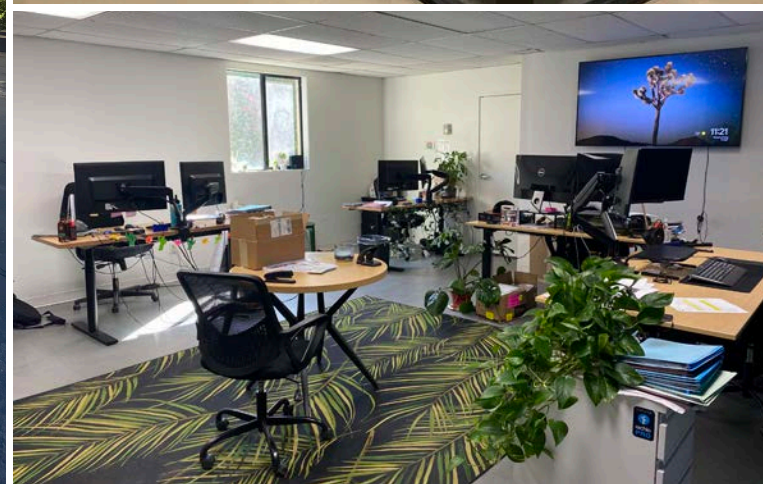
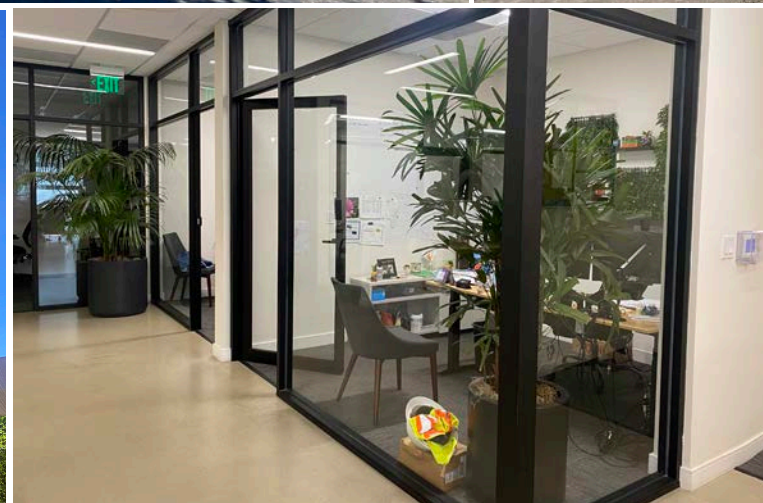
Flexible Layout –
Owner May Consider
Reducing Office

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

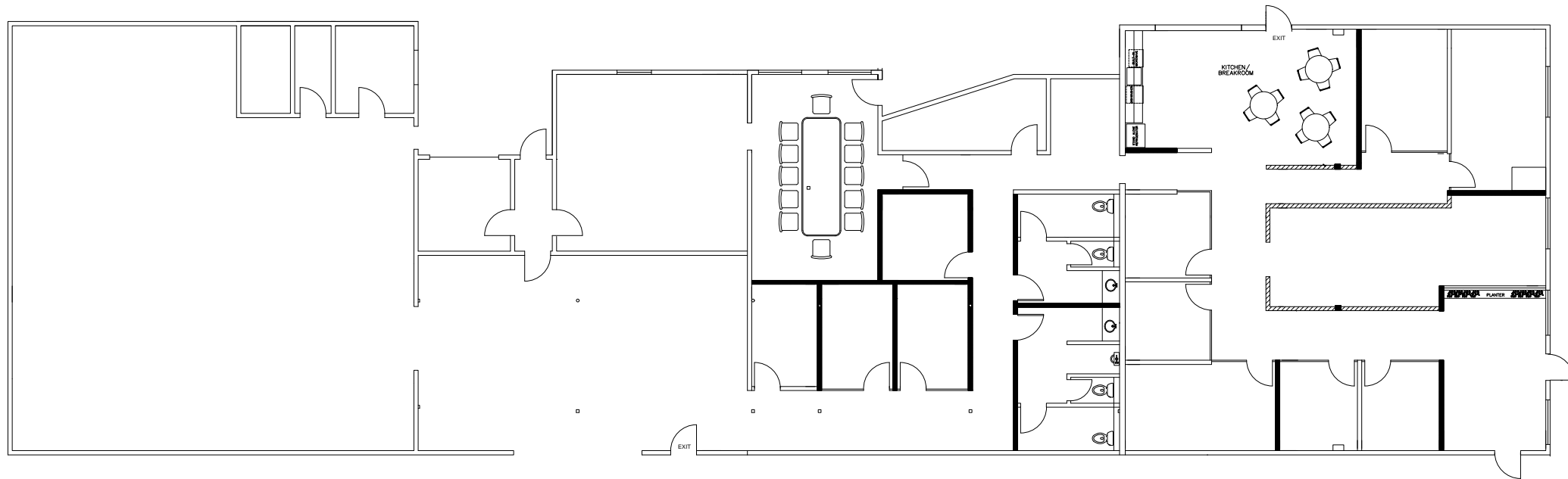
Notes: There are three electrical panels with 200A each. Tenant to verify total power. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm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



Photos

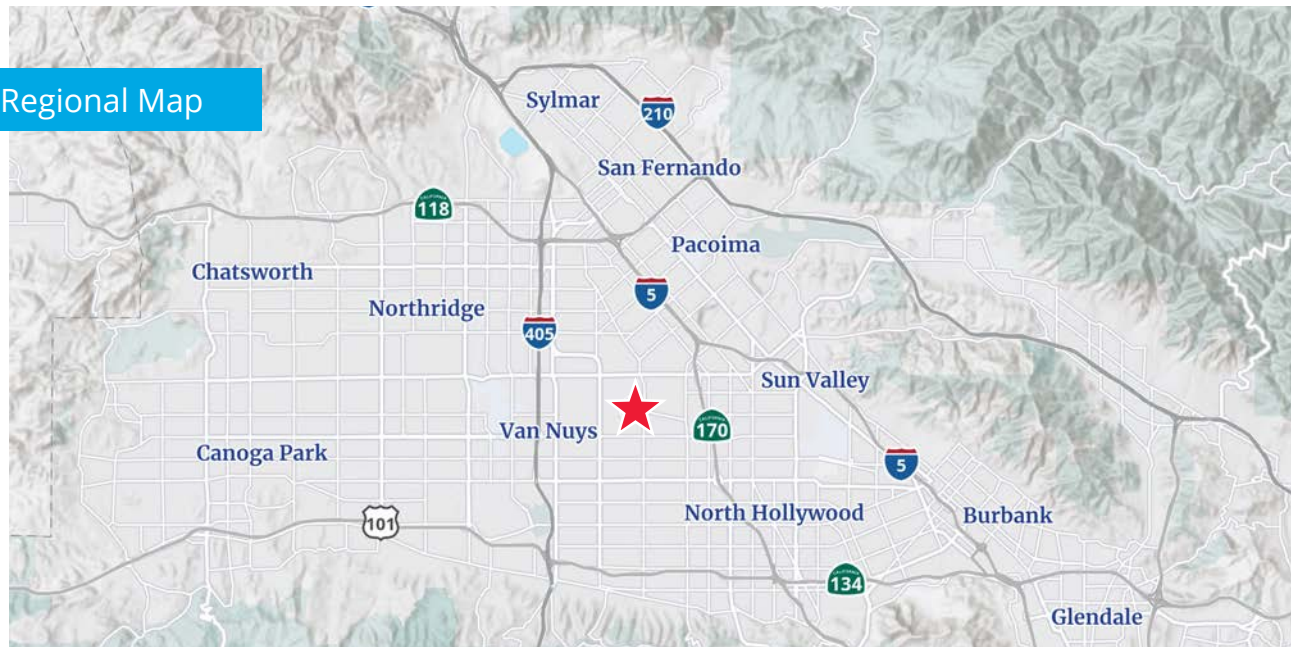


Layout

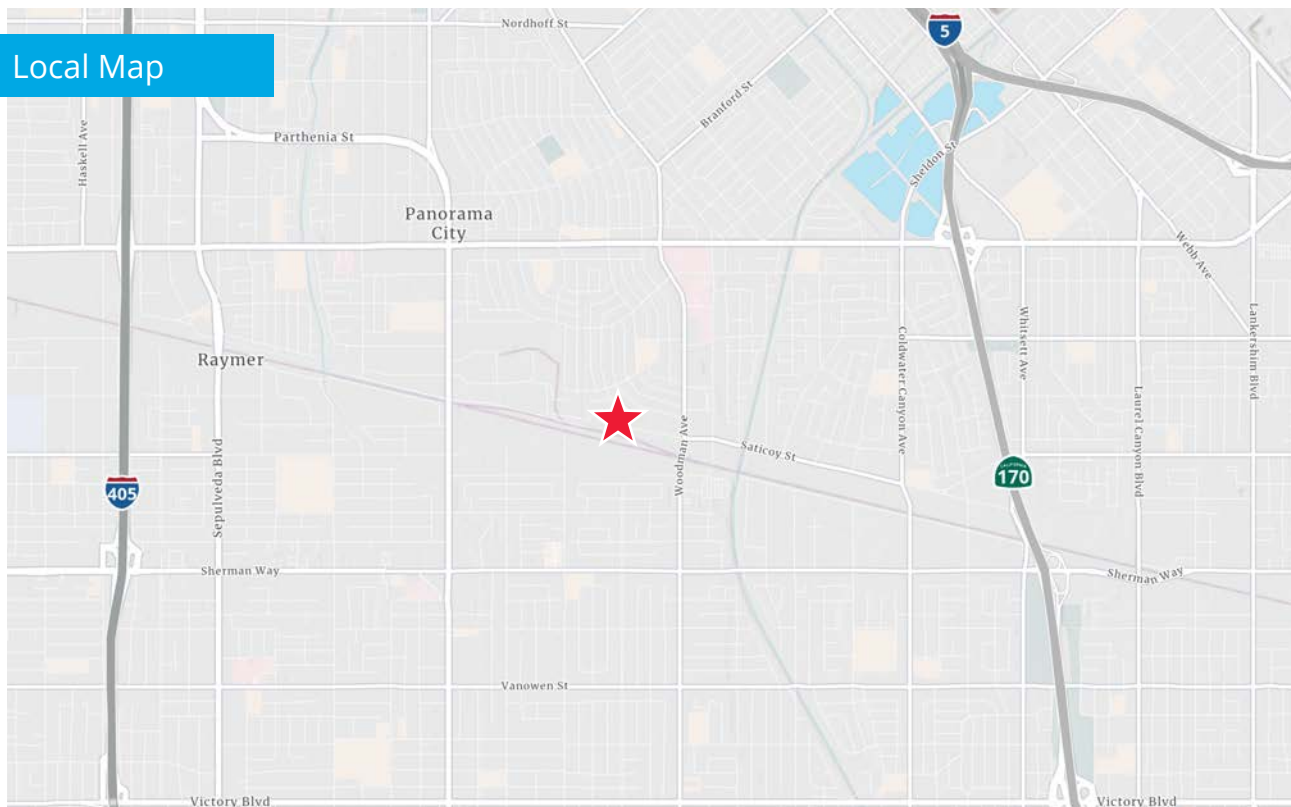


Location Maps

Regional Map



Local Map





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