



Colliers

Van Nuys Airport

Arminta St

Ruffner Ave

Stagg St

Flight Industrial Park Van Nuys, CA 91406

An approximately 264,000 SF business park featuring
*17 free-standing concrete tilt-up buildings in a
fully landscaped environment.*

16604 Arminta St

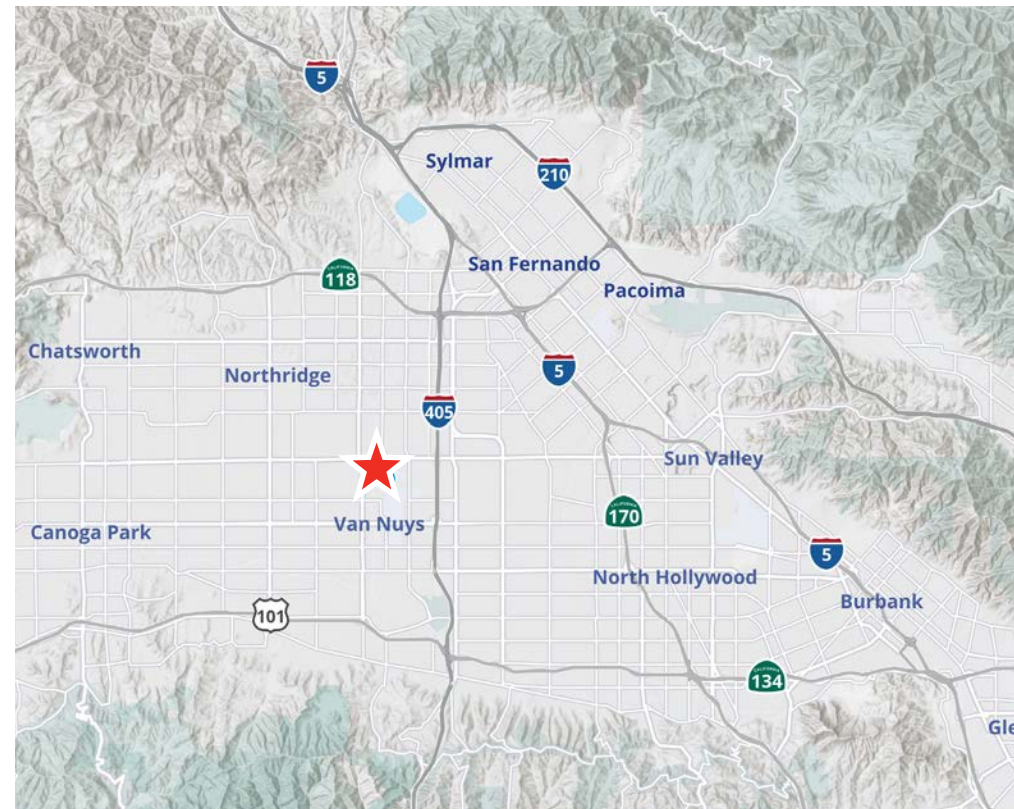
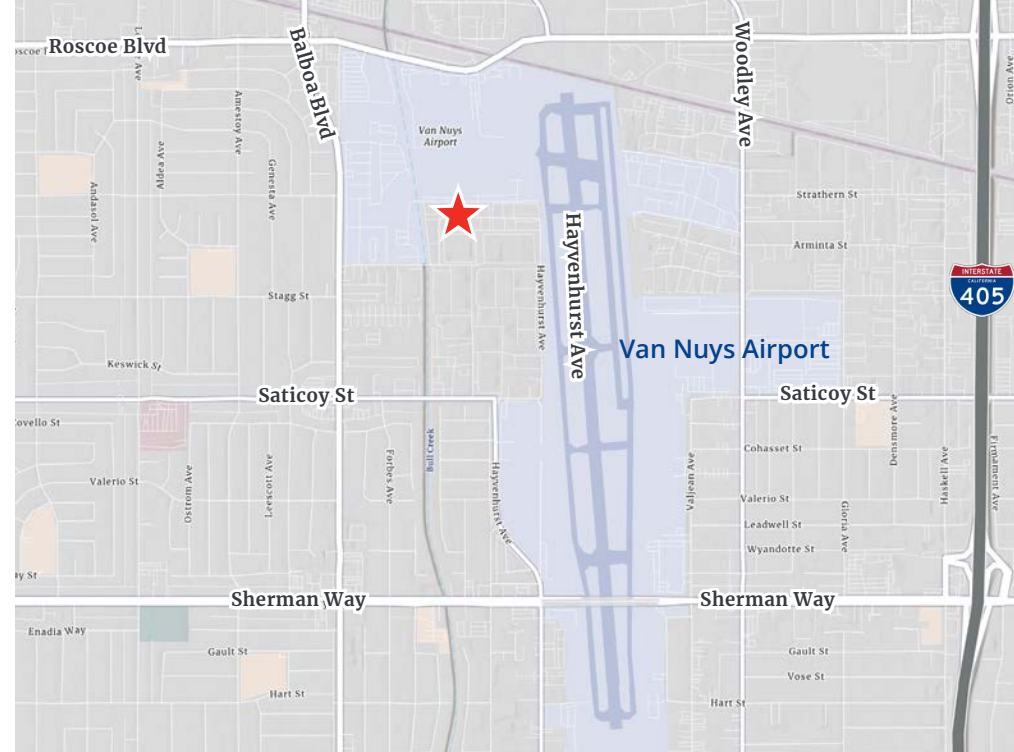
5,577 SF

Available for Lease

Flight Industrial Park

Overview

- Professional, on-site management
- Various sized spaces, ranging from approx. 2,500 to 25,000+ SF
- Strategically located near the 405 and 101 freeways
- Minutes to the Van Nuys Airport; easy access to major area entertainment studios, corporate neighbors
- Some buildings feature private, gated yards
- Tenant Improvement Allowance packages available for credit tenants
- Expansion capabilities for growing companies
- Quiet neighborhood with excellent security
- M2 Zoned



Flight Industrial Park

Site Plan



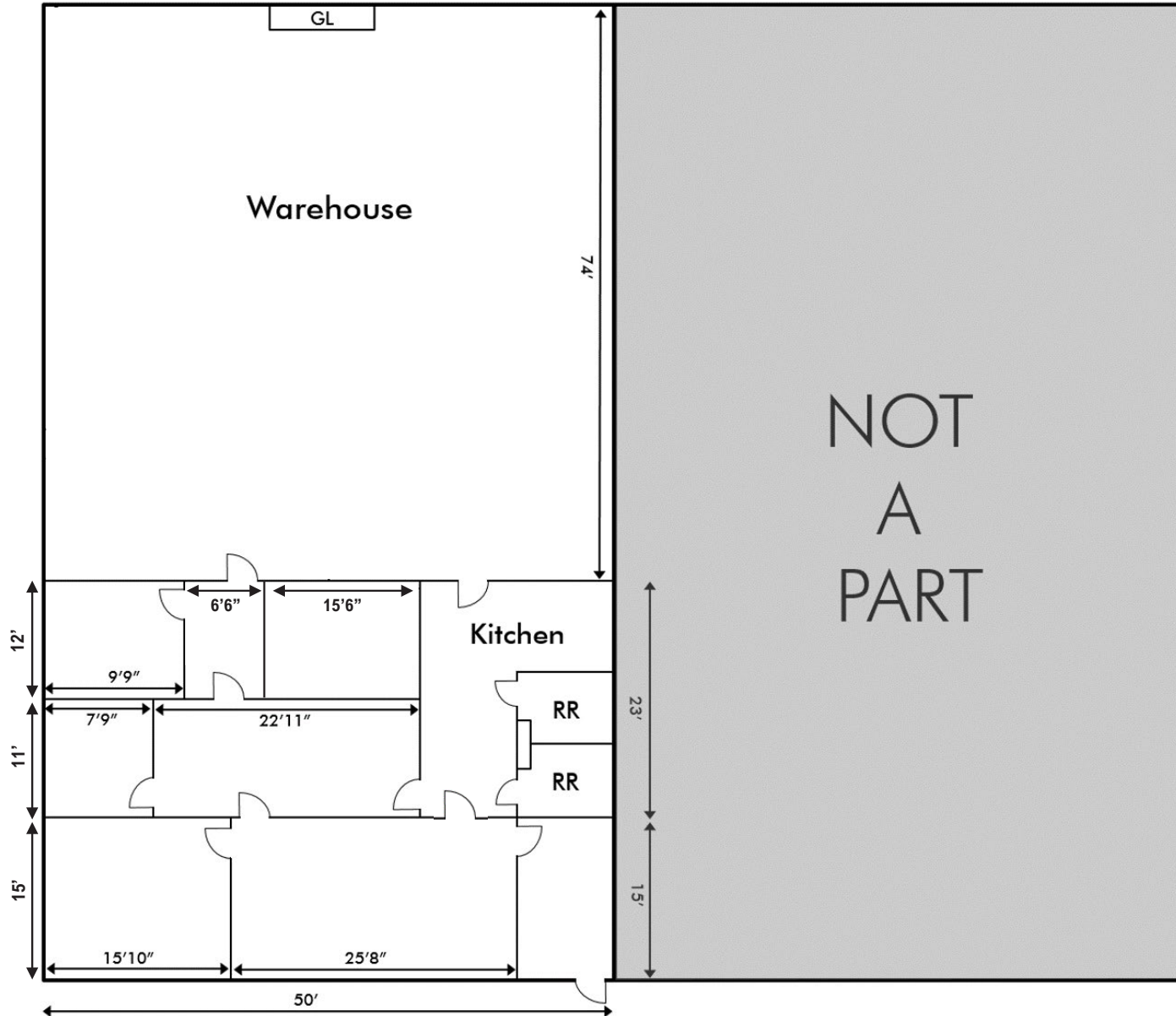
16604 Arminta St

Property Information

Available SF	5,577
Monthly Rent	\$9,760
Lease Rate/SF	\$1.75 G
Clear Height	14'
GL Doors / Dim	1 / 12'x12'
Power	200A, 120/208V, 3Ph, 4W
Parking Spaces	12 / 2.15:1 (Ratio)
Office SF / #	1,900 / 7
Restrooms	2
Zoning	M2
HVAC	Office, Partial in Warehouse
To Show	Call Agent

Notes: 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.





Amenities & Demographics

Proximate to numerous amenities and convenient I-405 access



Firmament Ave

Haskell Ave

Ave

FOOD 4 LESS

Abuelita's Restaurant
DeFranko's Subs

Vallarta Supermarket
Siam Cafe Thai Food
Chala Boba
Panaderia
Taco Reyes

Woodley Ave

Woodley Ave

Roscoe Blvd

Van Nuys Airport

Valjean Ave

SUBWAY
AutoZone
POPEYES
Cajun Seafood & More

Mexicana
Mercado La Fiesta
Goldstar Donuts
Valley Burgers & Teriyaki
K's Mini Mart
La Nueva Market

FOOD 4 LESS

Hayvenhurst Ave

1-Mile Radius

The Mix Development
CAJITO MEXICAN GRILL
ahipoki
FIVE GUYS
BURGERS and FRIES
Jersey Mike's SUBS
LA FITNESS

Flight Industrial Park

THE HOME DEPOT

La Corona Bar & Grill
OMGrill
Denny's



Balboa Blvd

Balboa Blvd

IN-N-OUT
BURGER

DEL TACO
Jack
in the box

Koko's Middle Eastern
WaBa Asian Grill
BLTea
Millie's Restaurant & Bakery
Everytable
Quickly Boba

El Indio Mexicano
Peking Wok

McDonald's
Planet Fitness
KFC
Cha Cha Chicken
The Nectar
Enjoy Ramen Bowls

DEL TACO
ARTBURGER
BR
BROOKLYN ROASTING
Heart's Coffee
Tijuana Grill
Yummy Donuts
Flamin' Hot Chicken

Oro's Bakery & Pizza
Xochipilli Taco Bar
La Nueva Fogota
Black Heart Coffee
Orozco
El Taco Llama
Lee's Sandwiches
Mama's Donuts
Marisco's Puerto Angel

Roscoe Blvd

Stratheim St

Louise Ave

Louise Ave

Louise Ave

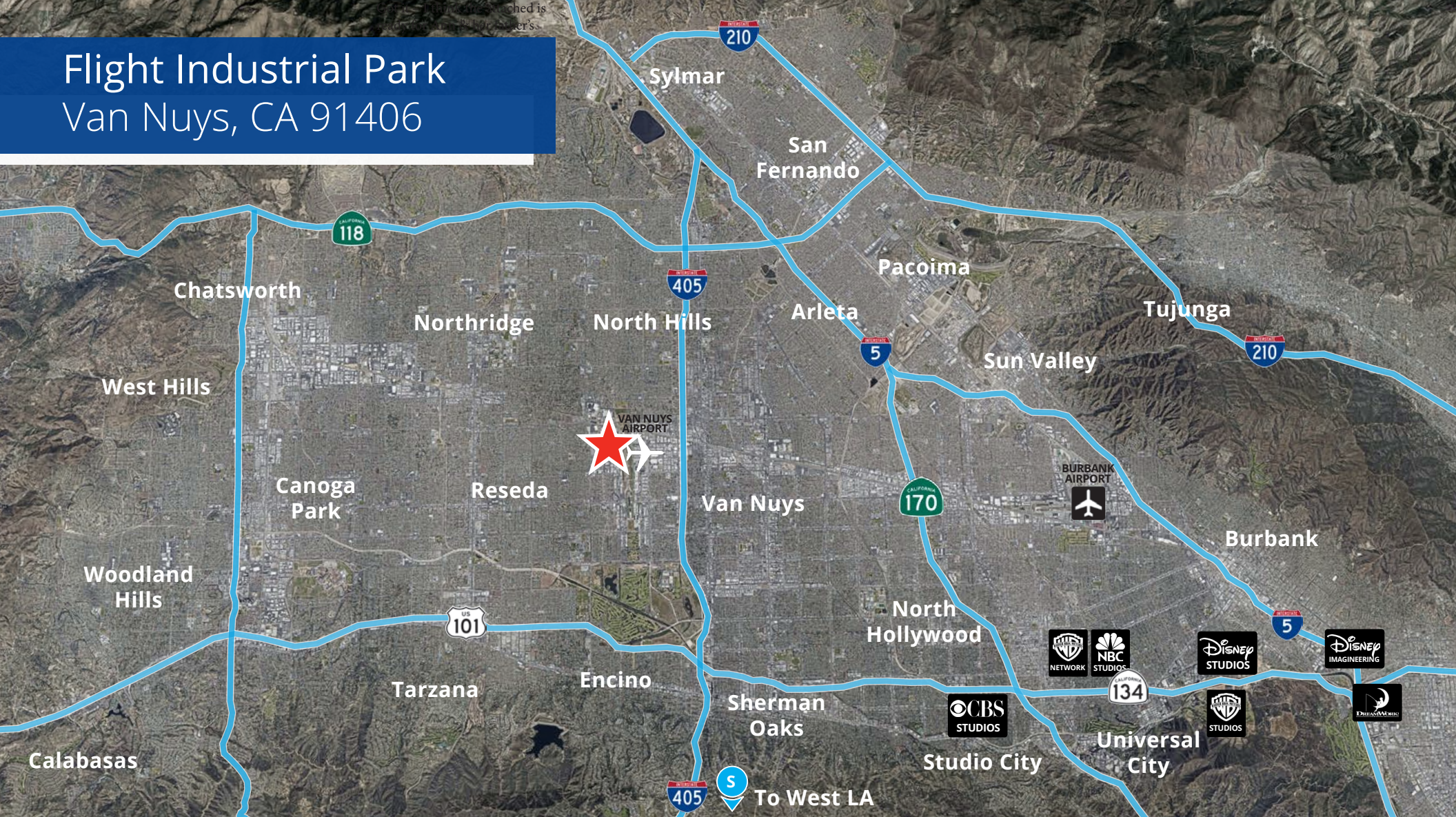
Victory Blvd

Victory Blvd



Flight Industrial Park

Van Nuys, CA 91406



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