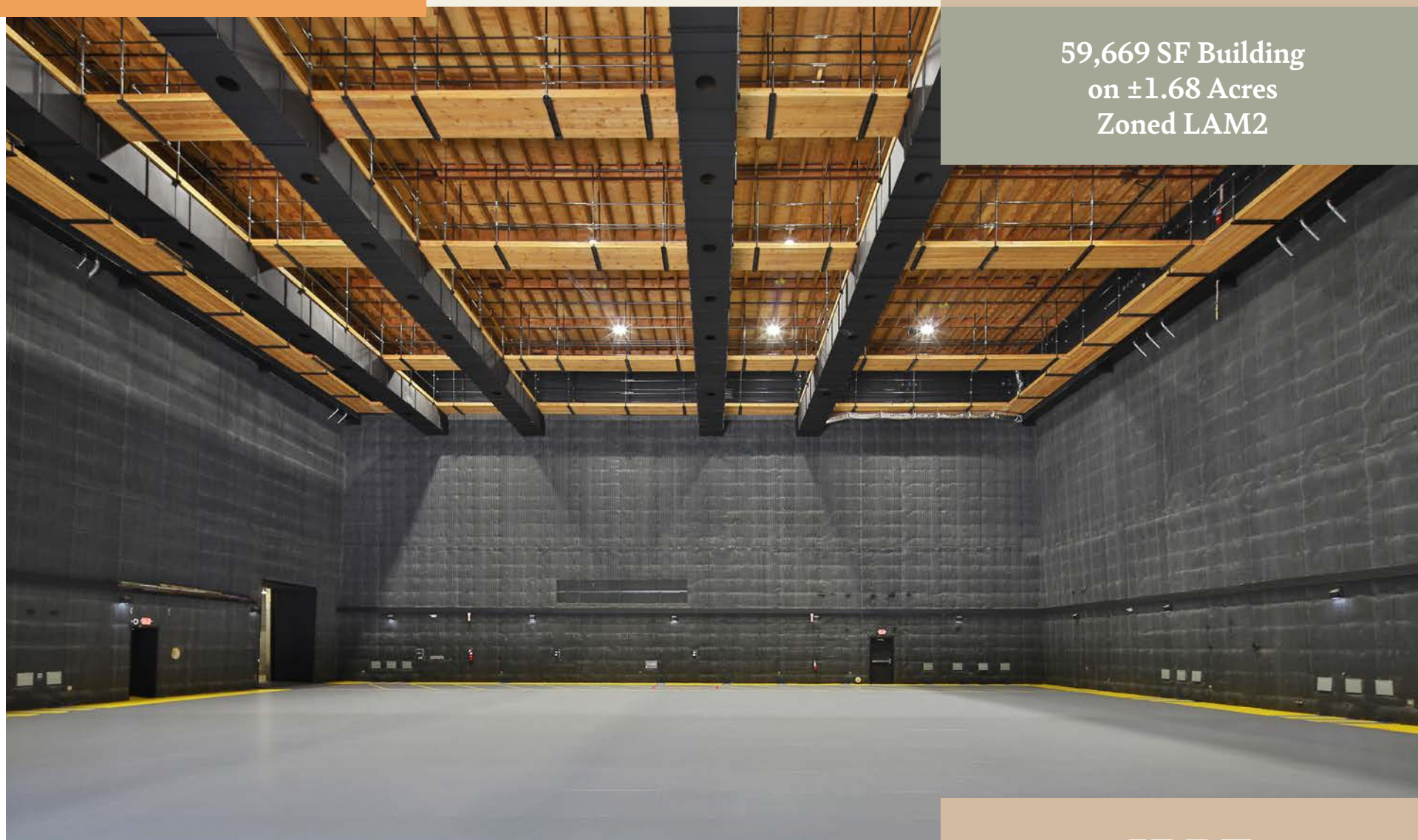


# For Sale


16829 SATICOY STREET  
VAN NUYS, CA 91406

59,669 SF Building  
on ±1.68 Acres  
Zoned LAM2




CBRE


PROPERTY DESCRIPTION




BUILDING SIZE  
59,669 SF




SALE PRICE  
\$18,075,000




LOT SIZE  
+/-1.68 Acres  
Zoned M2




CLEAR HEIGHT  
44' - 48'




LOADING DOORS  
2 Oversized  
Grade Level  
Mechanical Doors



POWER  
3,200 Amps  
277/480 V  
3 Phase 4 Wire



RESTROOMS  
12



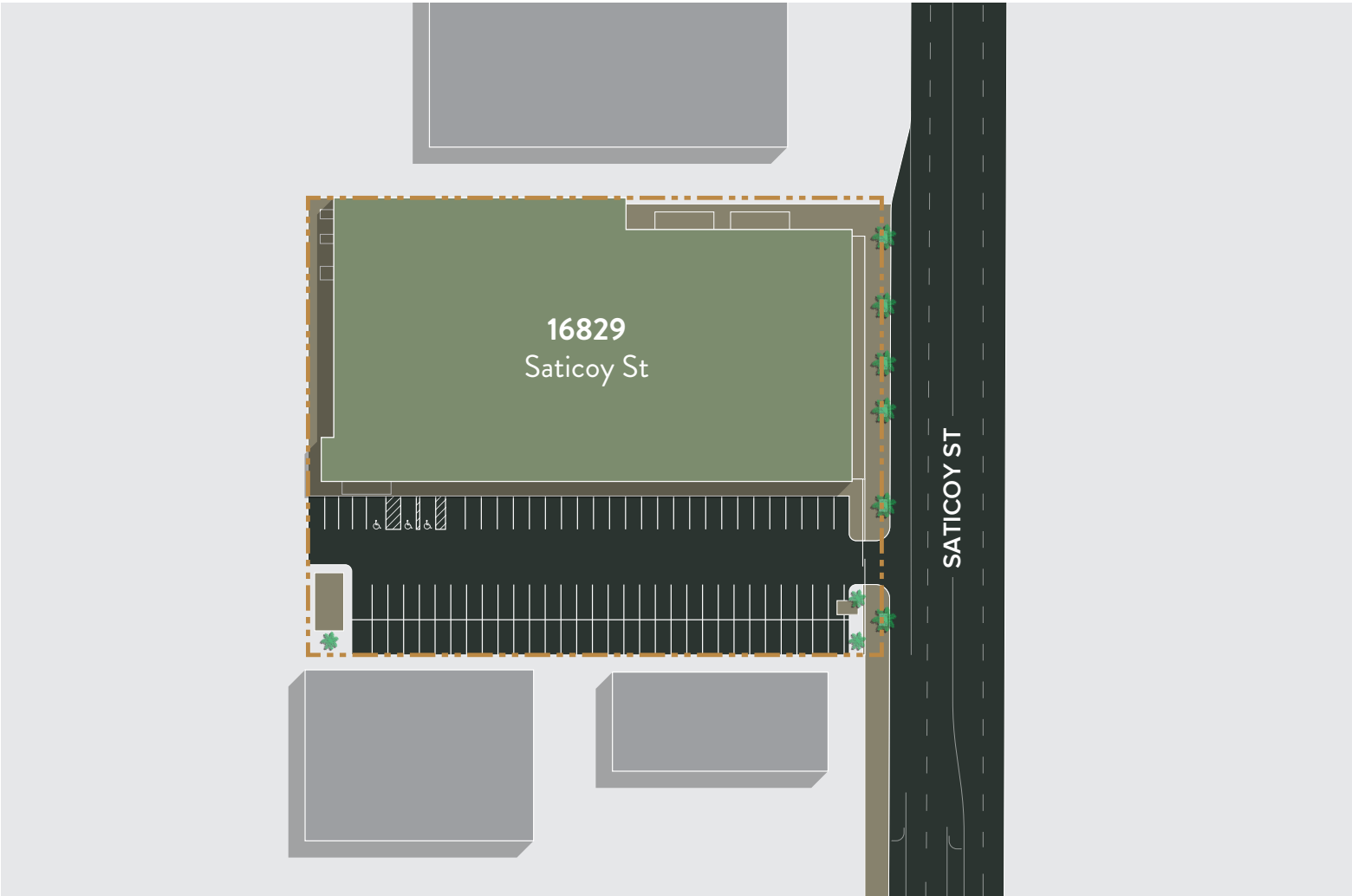
PARKING  
95 Spaces



PROPERTY HIGHLIGHTS

- Formerly a Purpose-Built Film/TV Sound Stage Property Called 'Satcoy Studios'
- Unique Features Make the Property Ideal for Industrial or Recreational Uses
- 44' and 48' Min High Bay Areas with No Columns
- Elevator Served Offices, Huge Power, 100% HVAC
- Extensive Electrical Distribution, Rooftop Patio
- Fully Fenced and Gated
- Prime Van Nuys Location, LAM2-1 Zoning

SITE PLAN



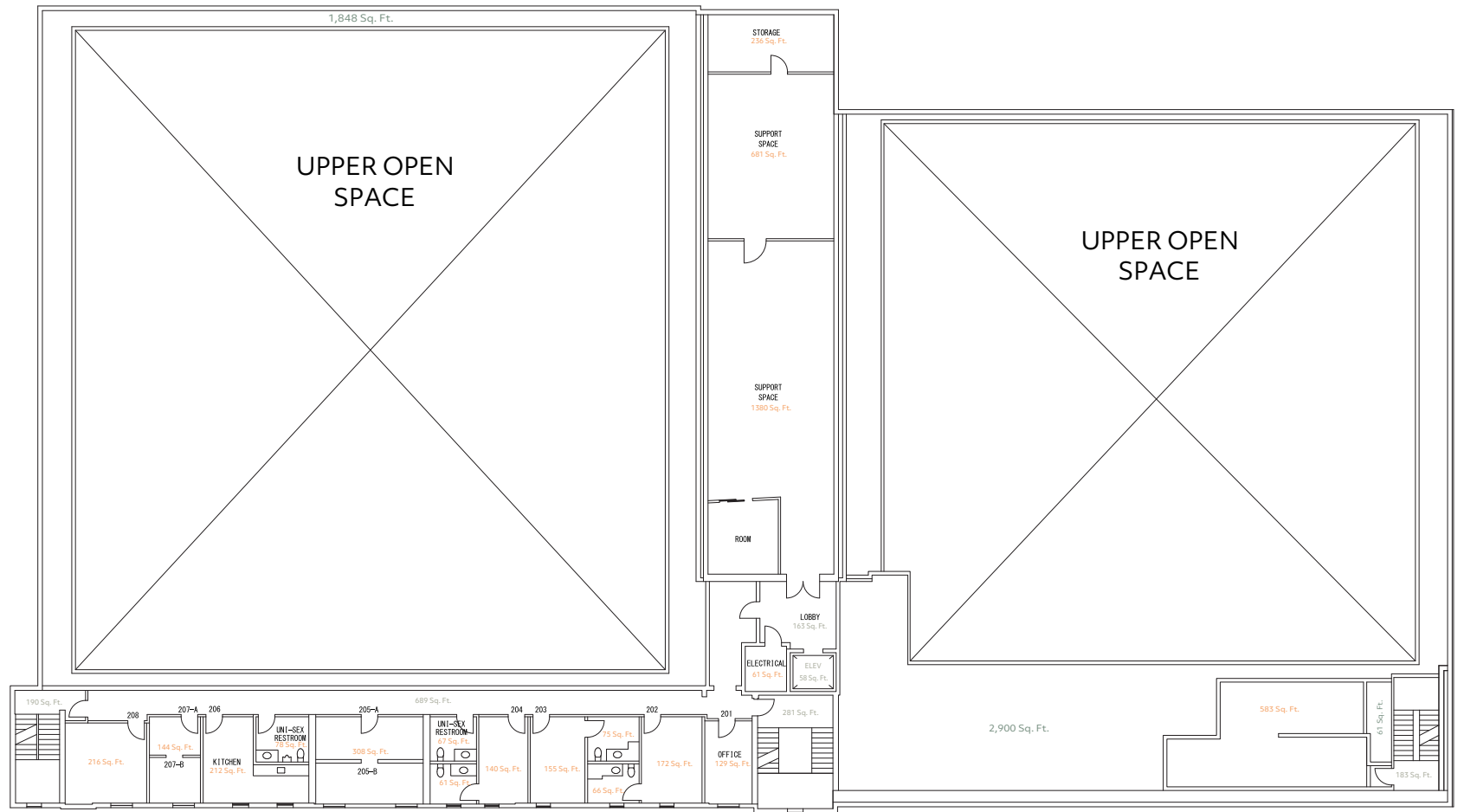
FLOOR PLANS

First Floor



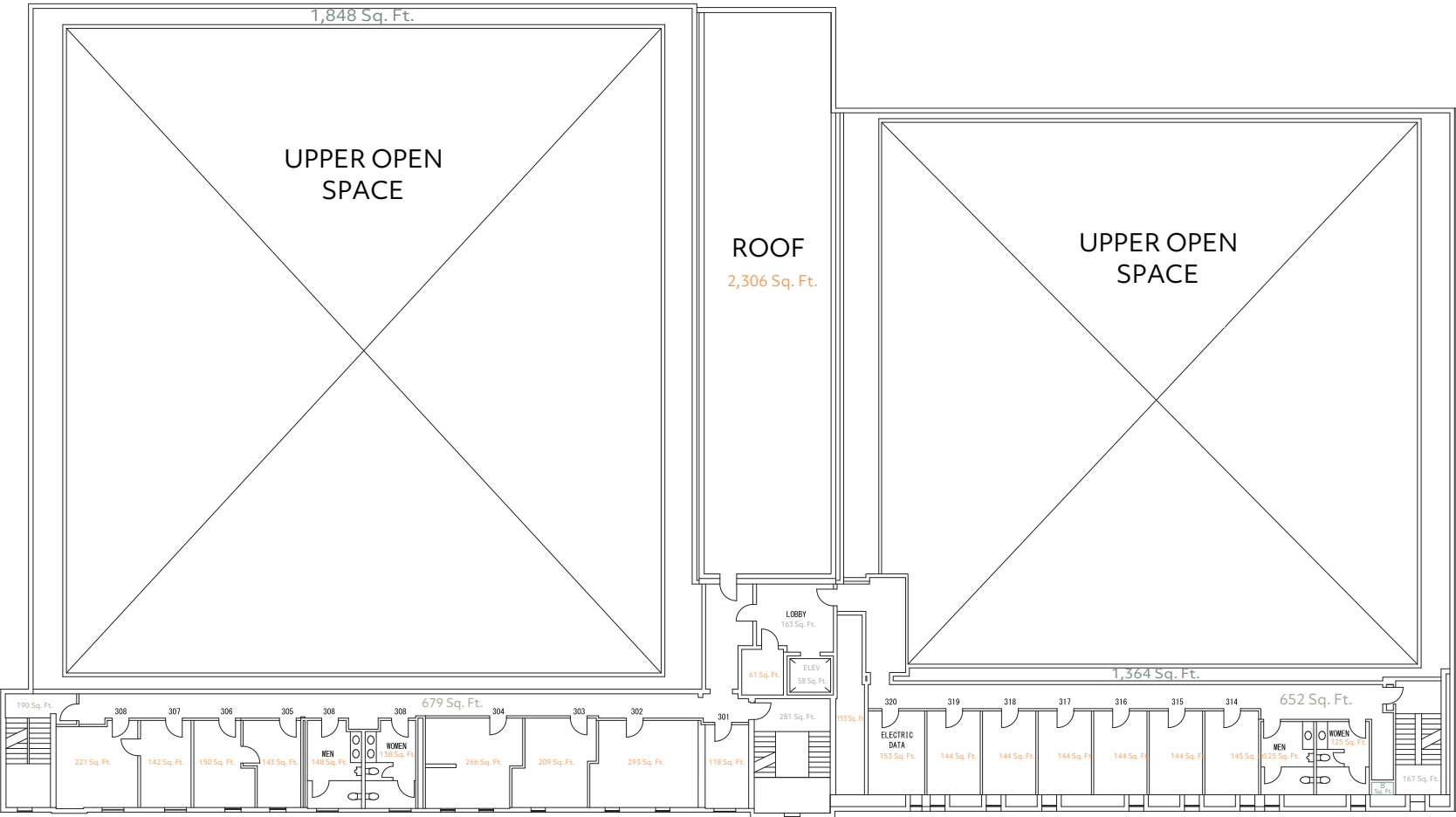
FLOOR PLANS

Second Floor



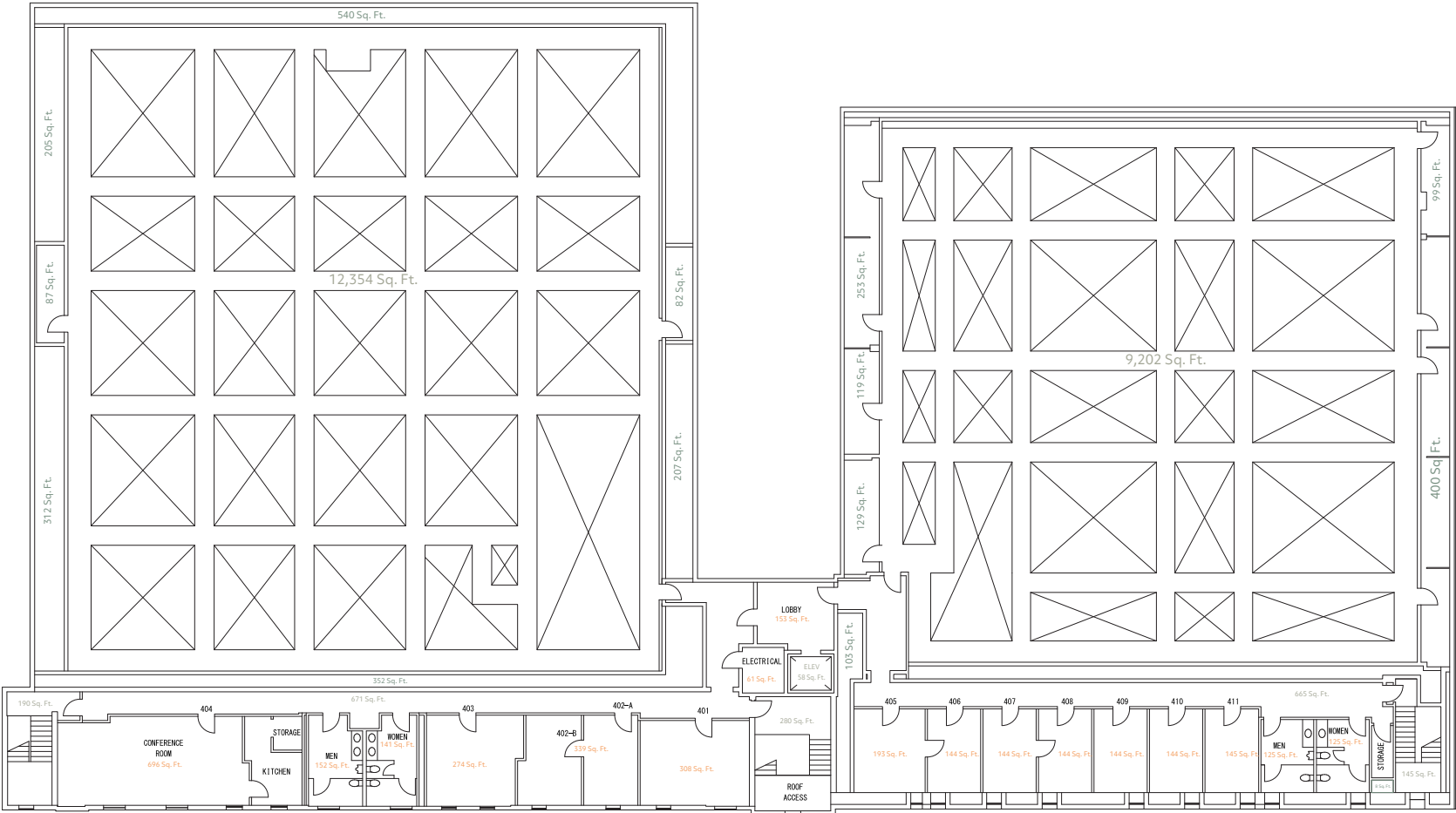
FLOOR PLANS

Third Floor



FLOOR PLANS

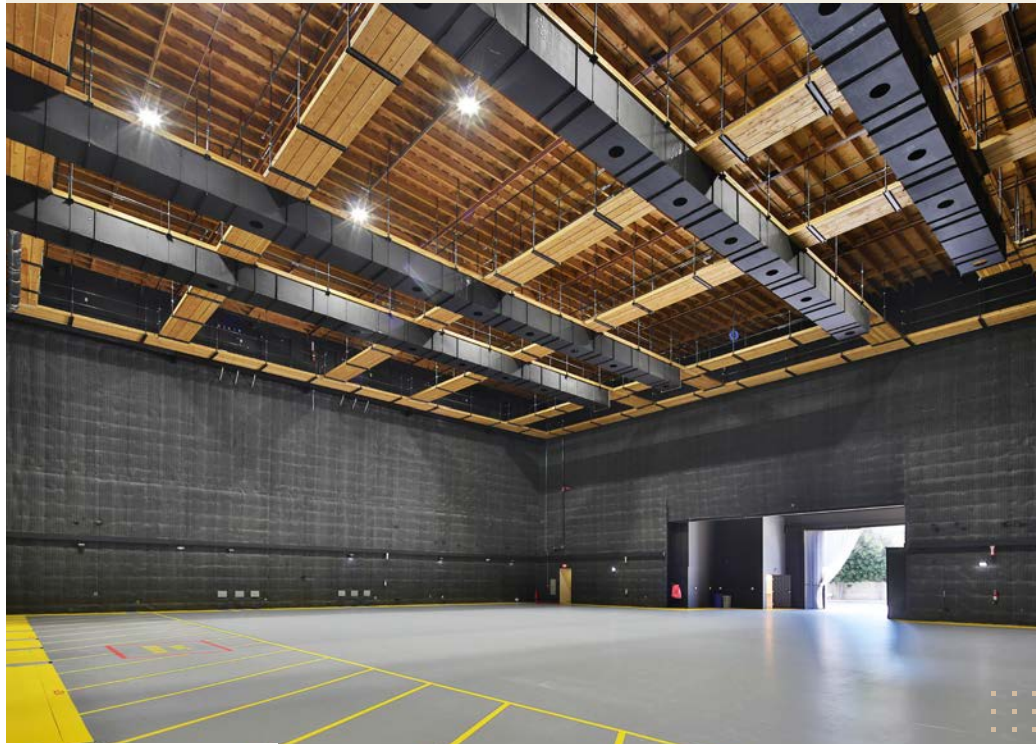
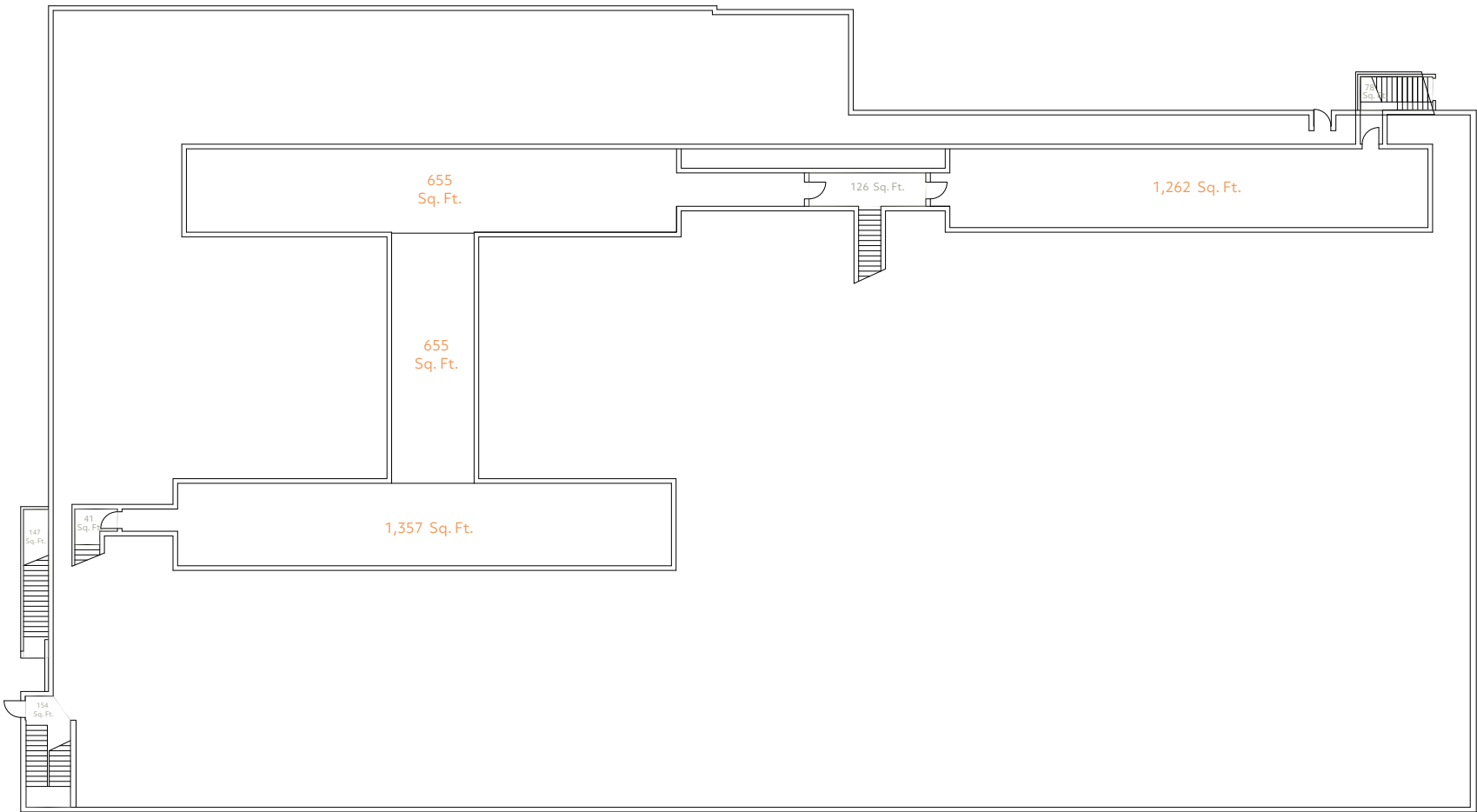
Fourth Floor



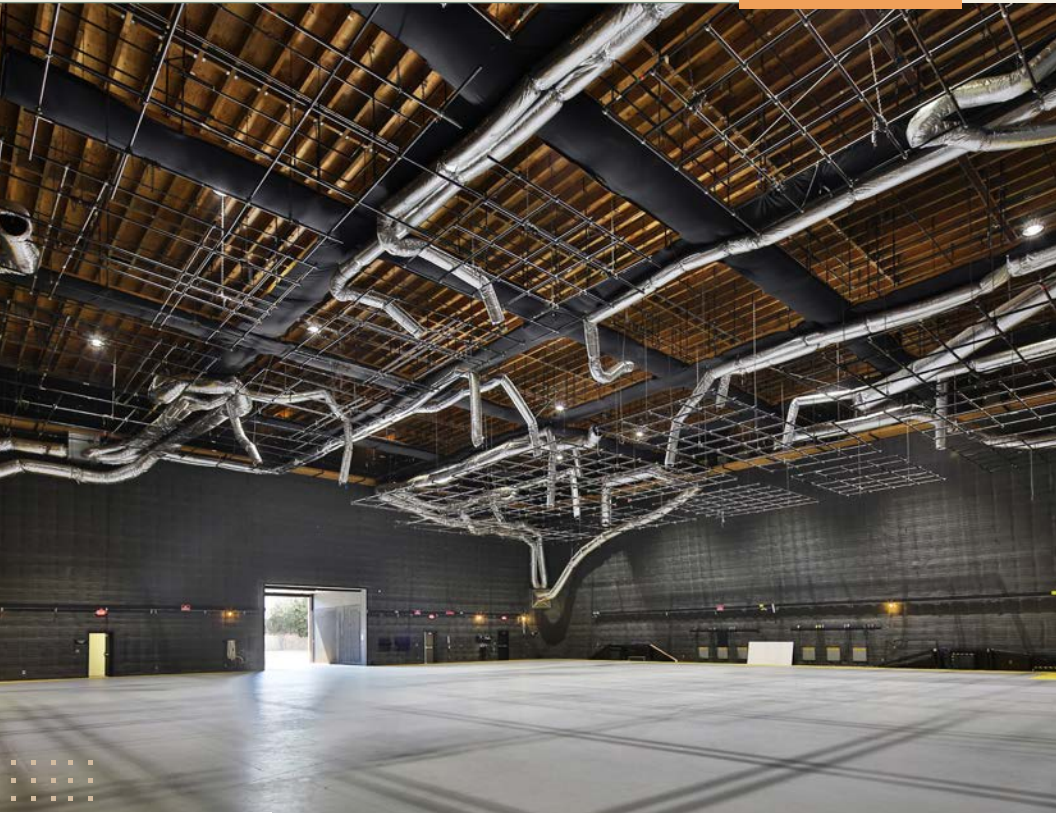


FLOOR PLANS

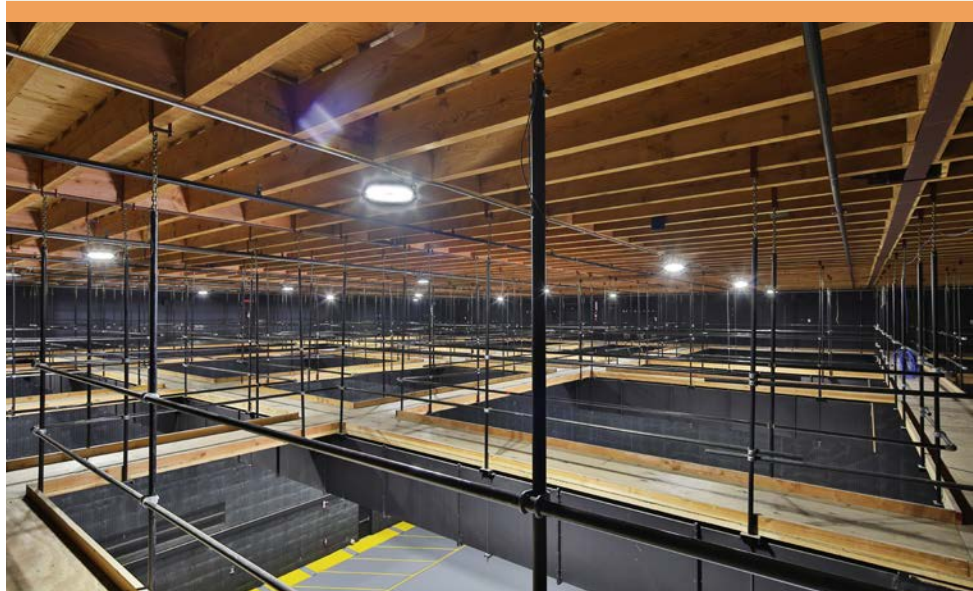
Basement Floor



High Bay Area 1



High Bay Area 2

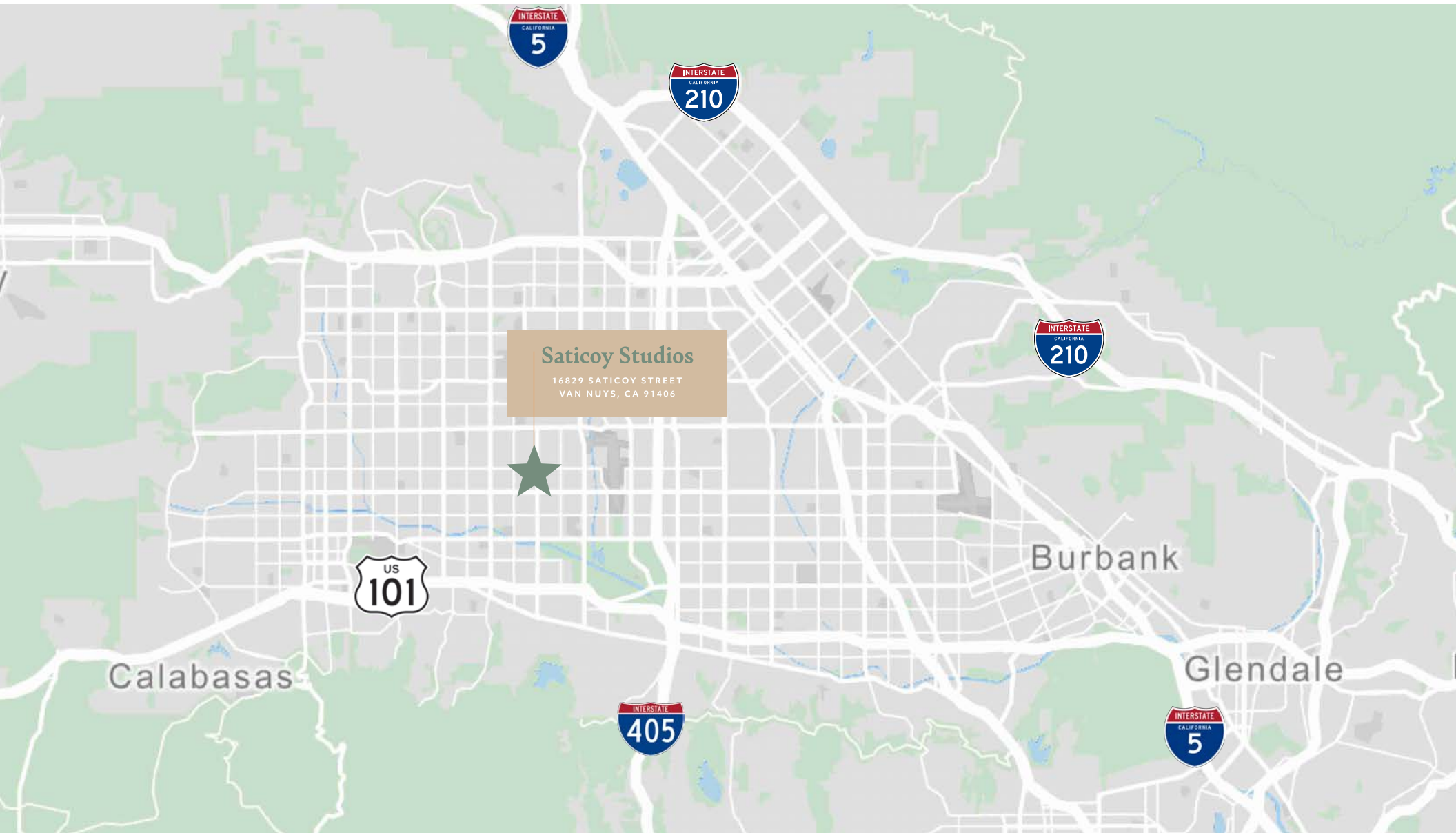


Non Structural "Catwalk" Above High bay Area

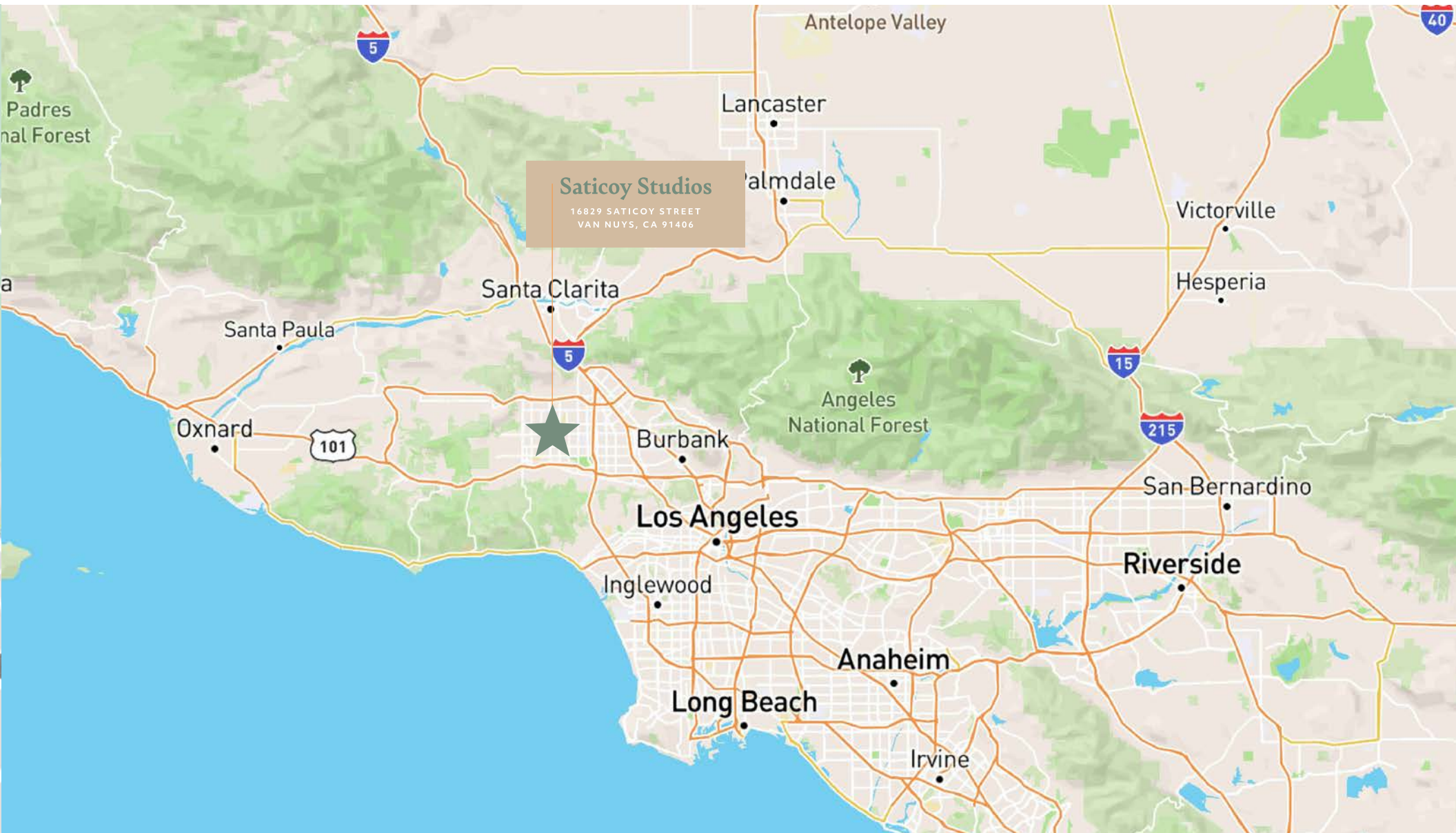




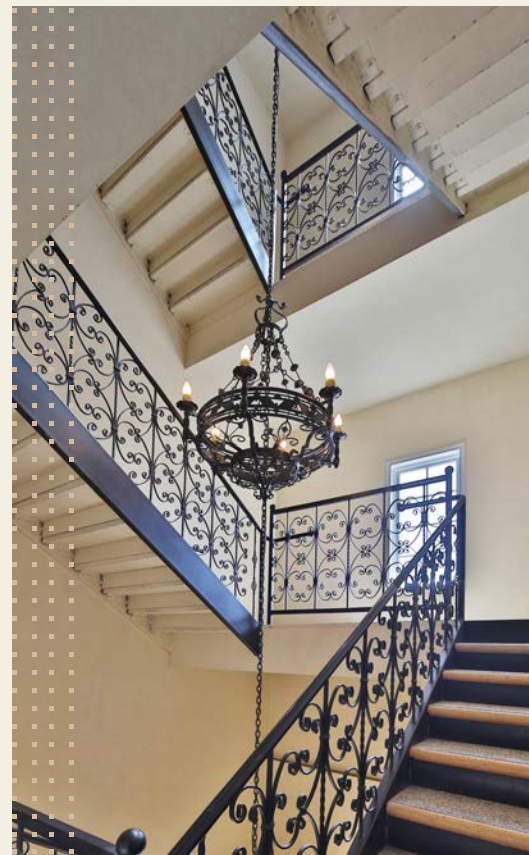
LOCAL MAP



REGIONAL MAP







## AREA OVERVIEW

**Lake Balboa (Van Nuys) Area:** Prime Location, Limitless Possibilities. Situated in the heart of the San Fernando Valley, Lake Balboa offers unparalleled convenience and access. Enjoy quick commutes to the vibrant entertainment hubs of Burbank and Studio City, the upscale shopping and dining of Sherman Oaks and Encino, and the diverse opportunities of Los Angeles' Westside. With easy access to the 405 and 101 freeways, and the nearby Van Nuys Airport, your business and lifestyle are seamlessly connected. Discover a strategically located neighborhood with limitless potential.

**The San Fernando Valley Advantage:** Experience the dynamic energy and vast opportunities of the San Fernando Valley, a region teeming with innovation and a diverse population that rivals some of America's largest cities. Home to over 1.8 million residents, The Valley offers a unique blend of suburban tranquility and thriving urban centers.

Benefit from a robust business landscape, with a focus on entertainment (home to major movie studios, production facilities, and post-production houses), aerospace, technology, and manufacturing. The Valley is a hub of industry, boasting the presence of major corporate headquarters, cutting-edge tech companies, and a skilled workforce.

Conveniently located within the TMZ, the Valley provides easy access to key transportation hubs, including Van Nuys Airport and Bob Hope Airport, ensuring seamless connectivity.





# For Sale

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## CONTACTS

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