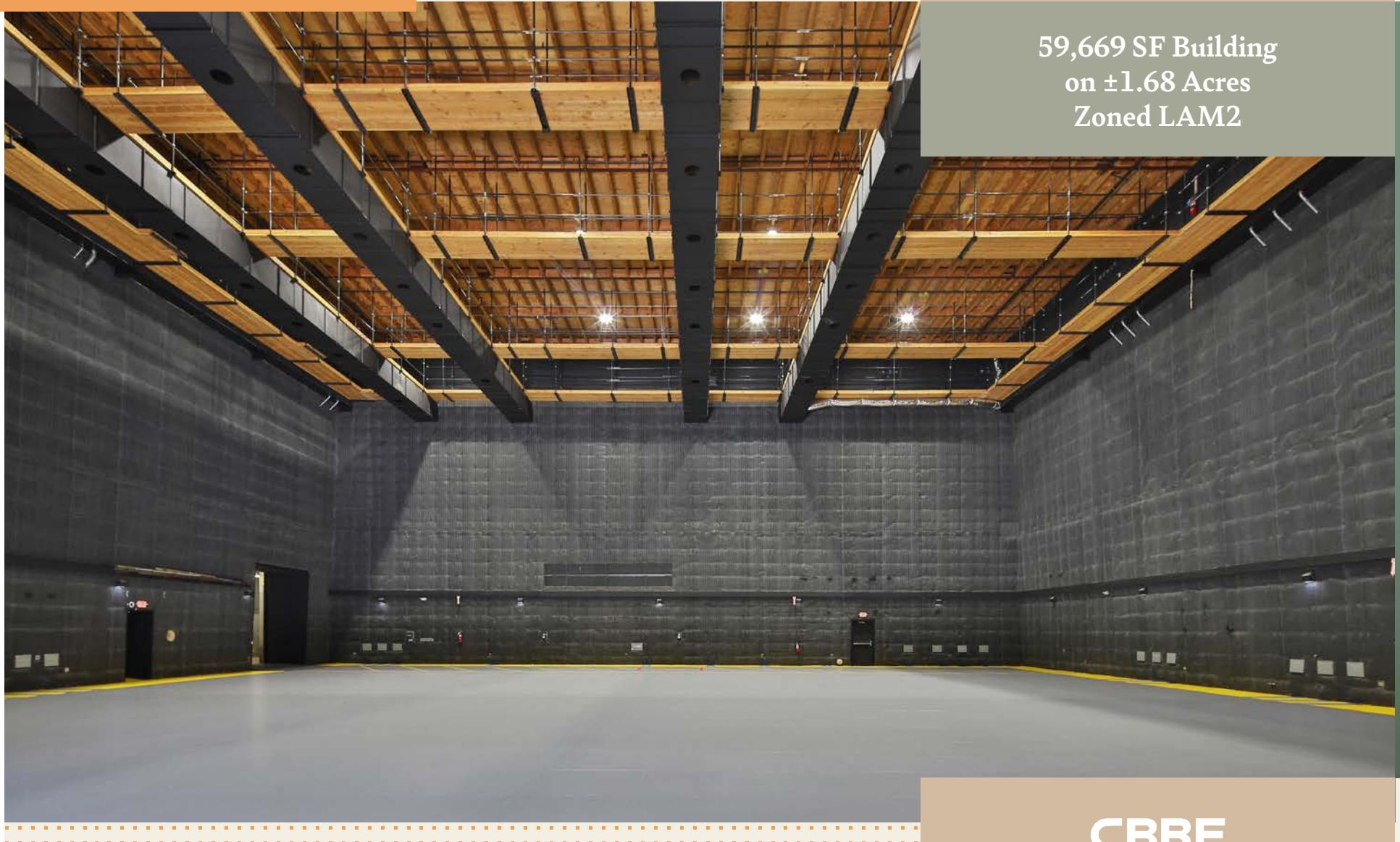


# For Sale

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**

## SITE PLAN

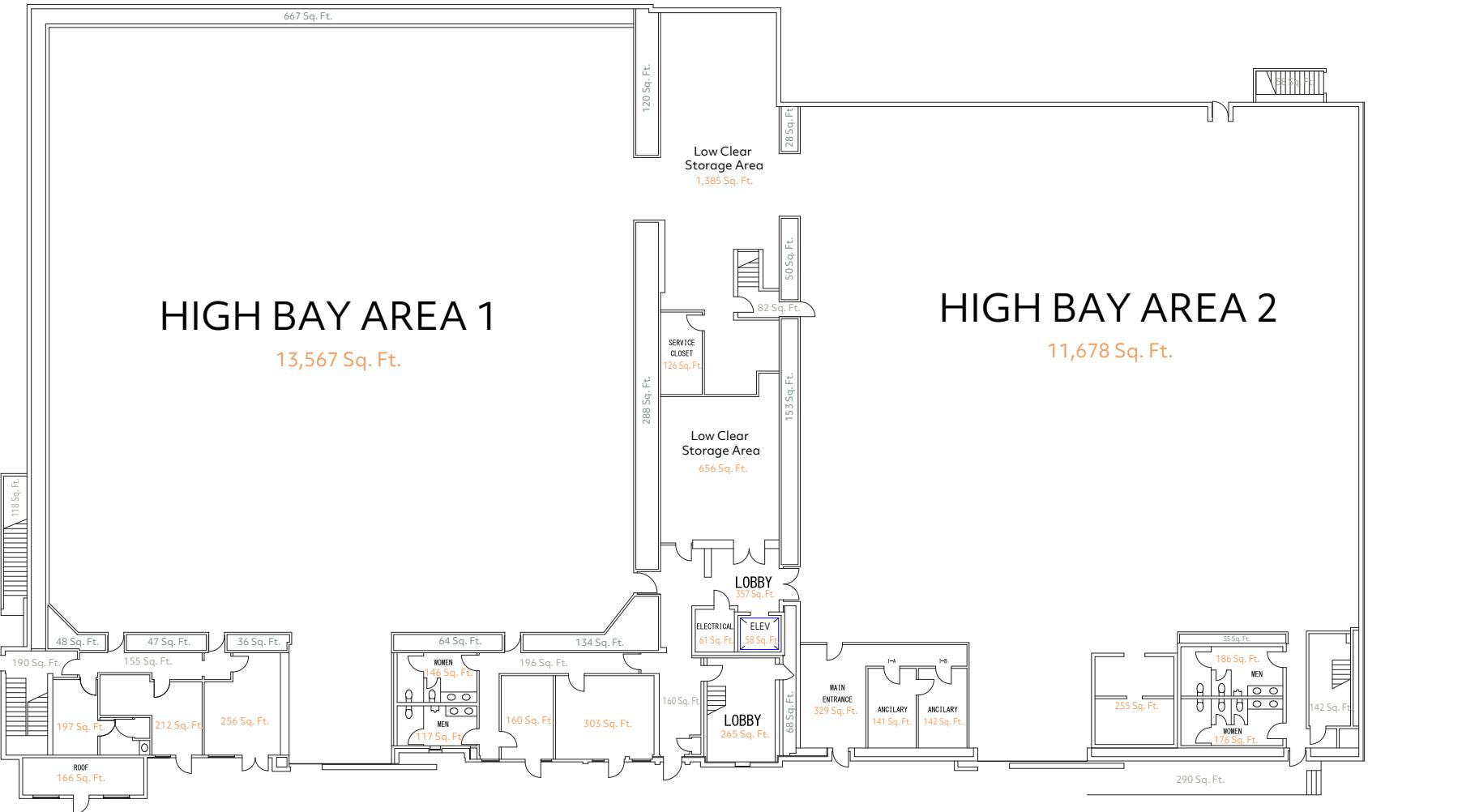


### PROPERTY HIGHLIGHTS

- Formerly a Purpose-Built Film/TV Sound Stage Property Called 'Saticoy 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

# FLOOR PLANS

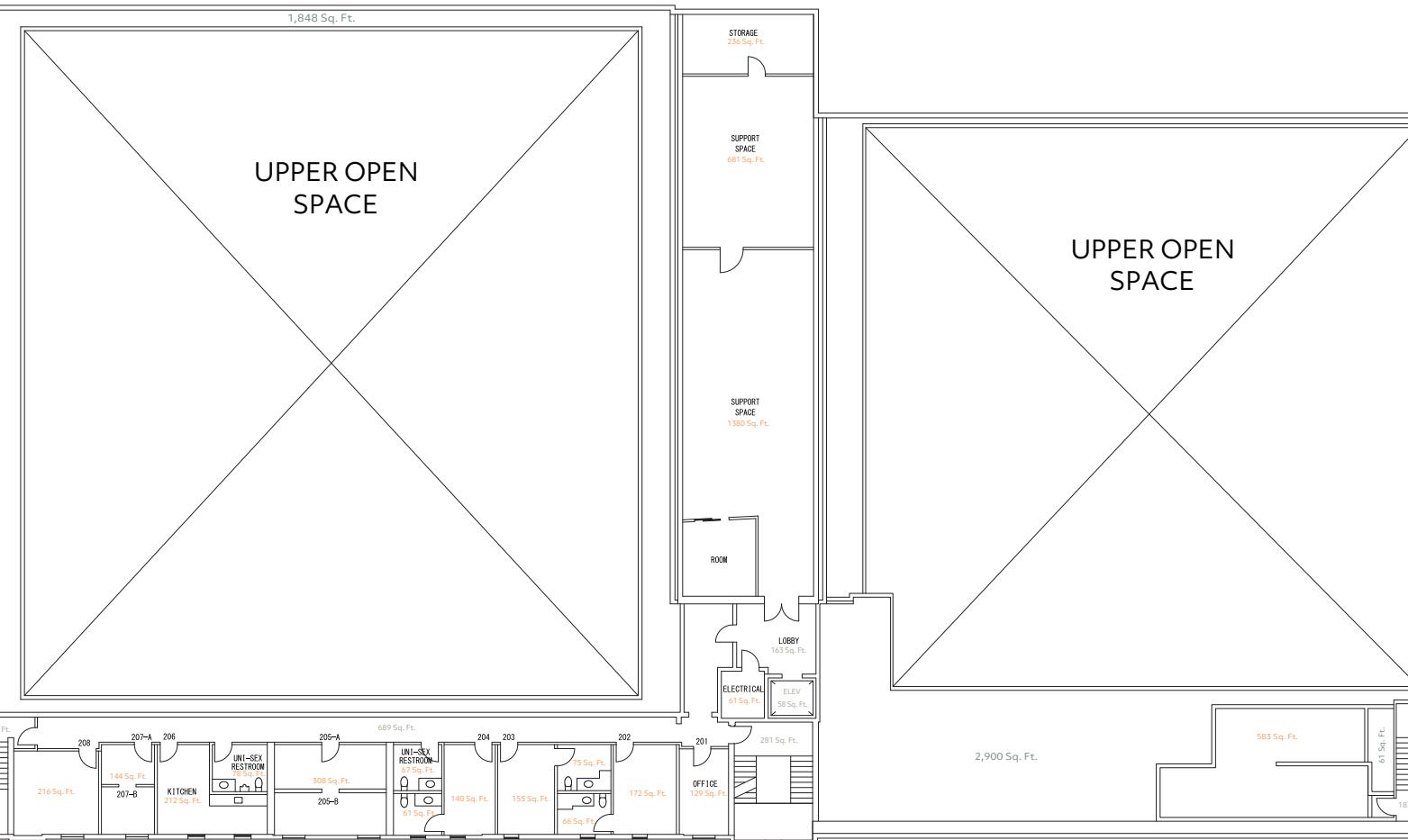
## First Floor



6829 SATICOY STREET, VAN NUYS, CA 91406

## DOOR PLANS

## nd Floor

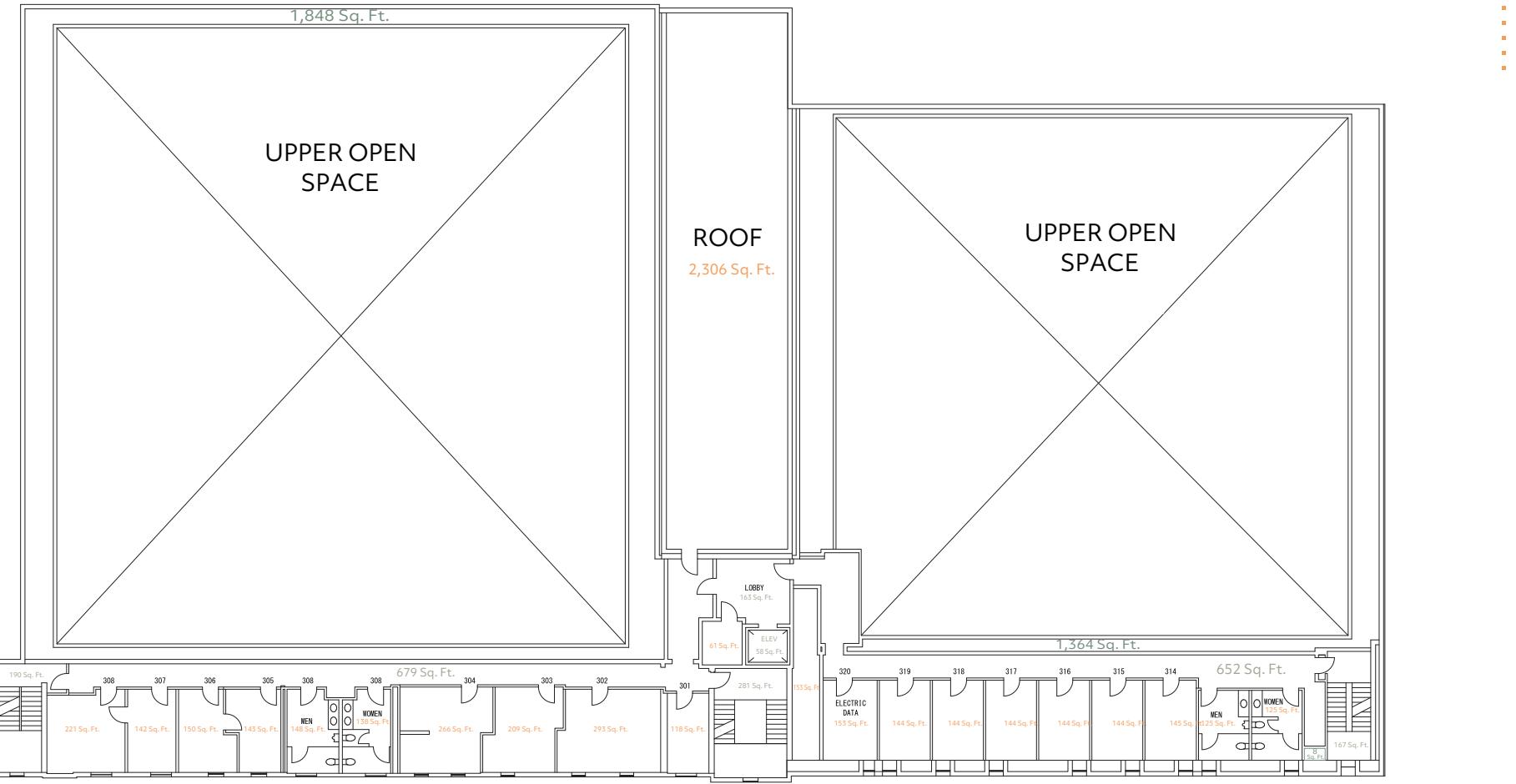


5

829 SATICOY STREET, VAN NUYS, CA 91406

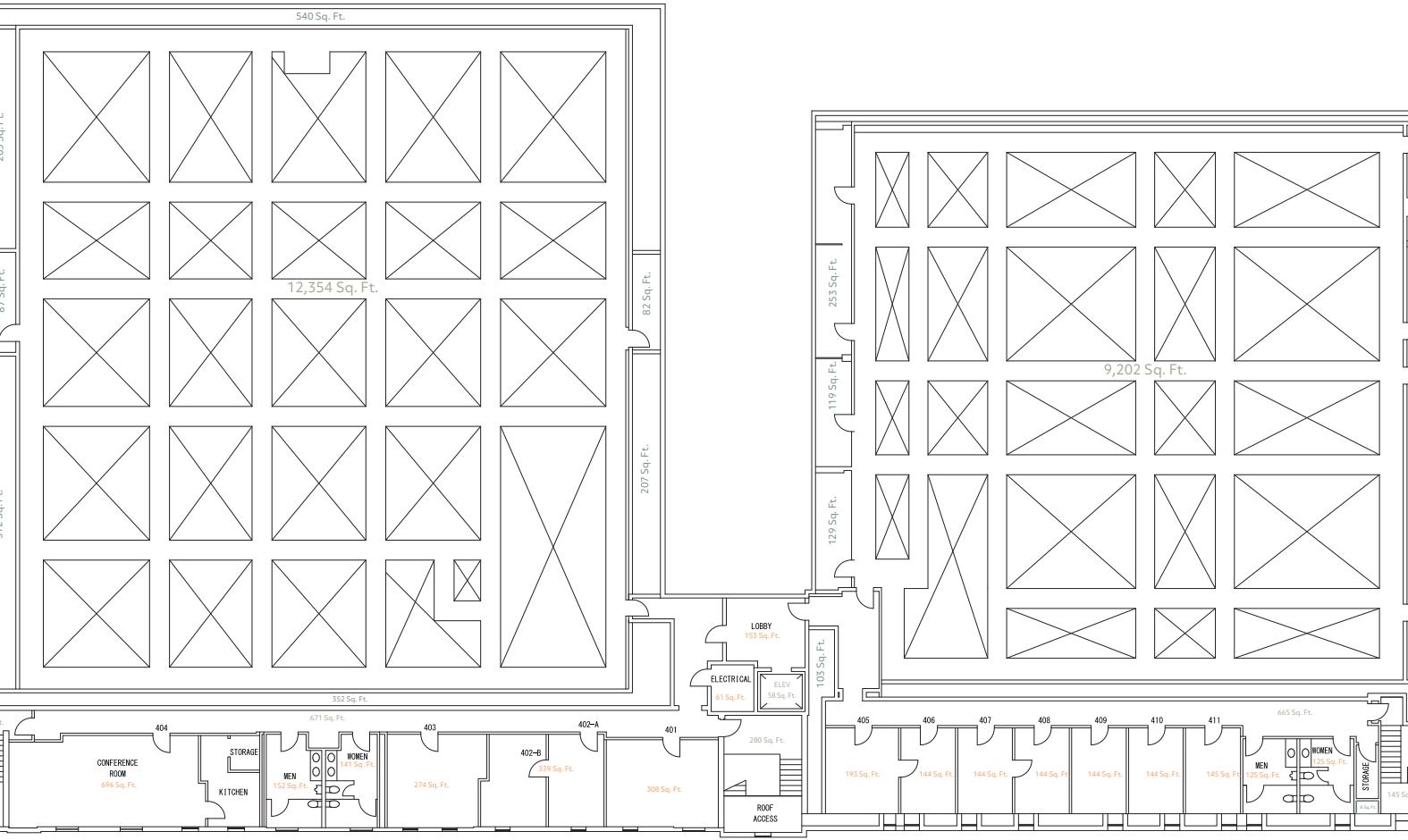
## FLOOR PLANS

### Third Floor



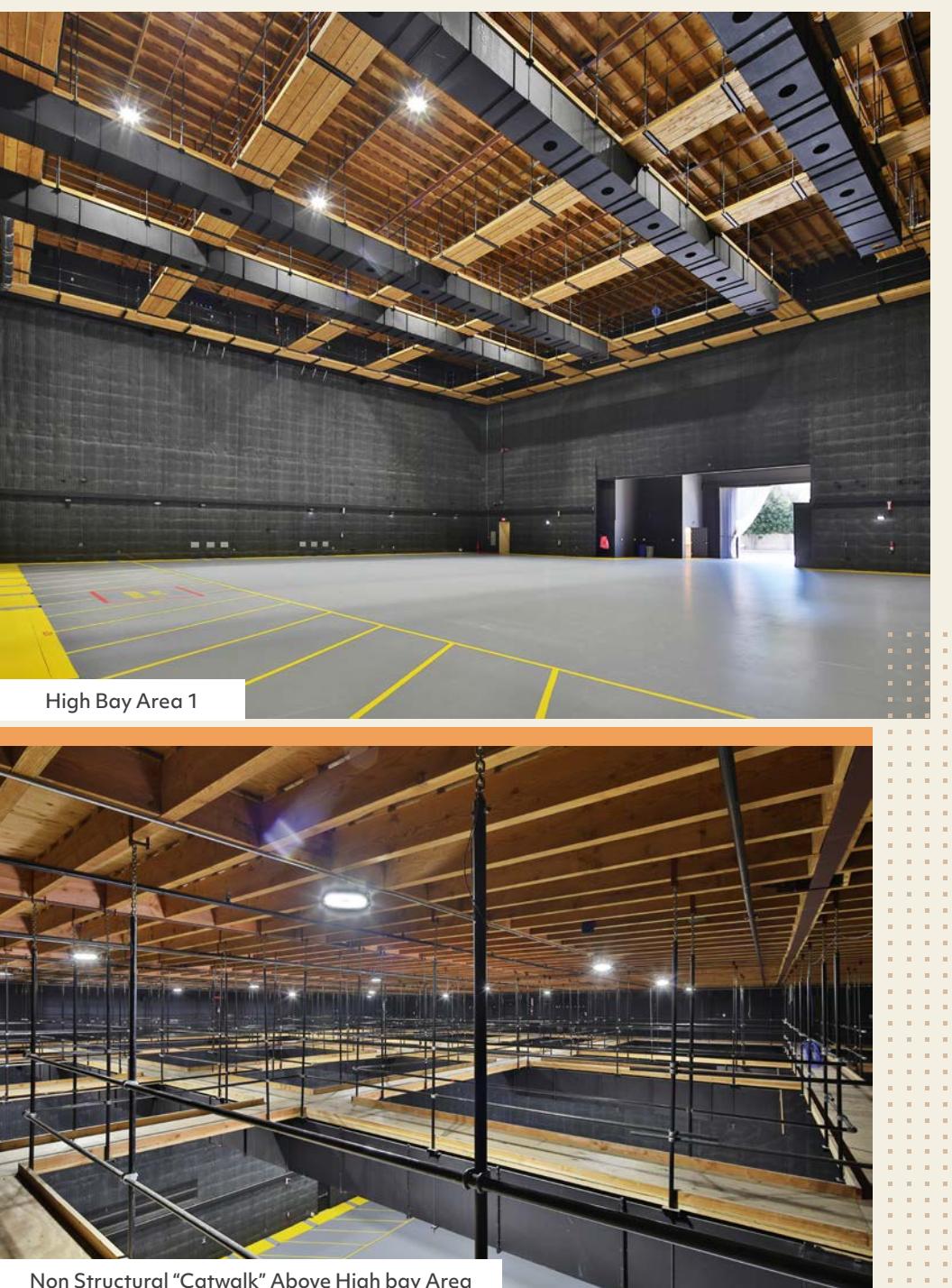
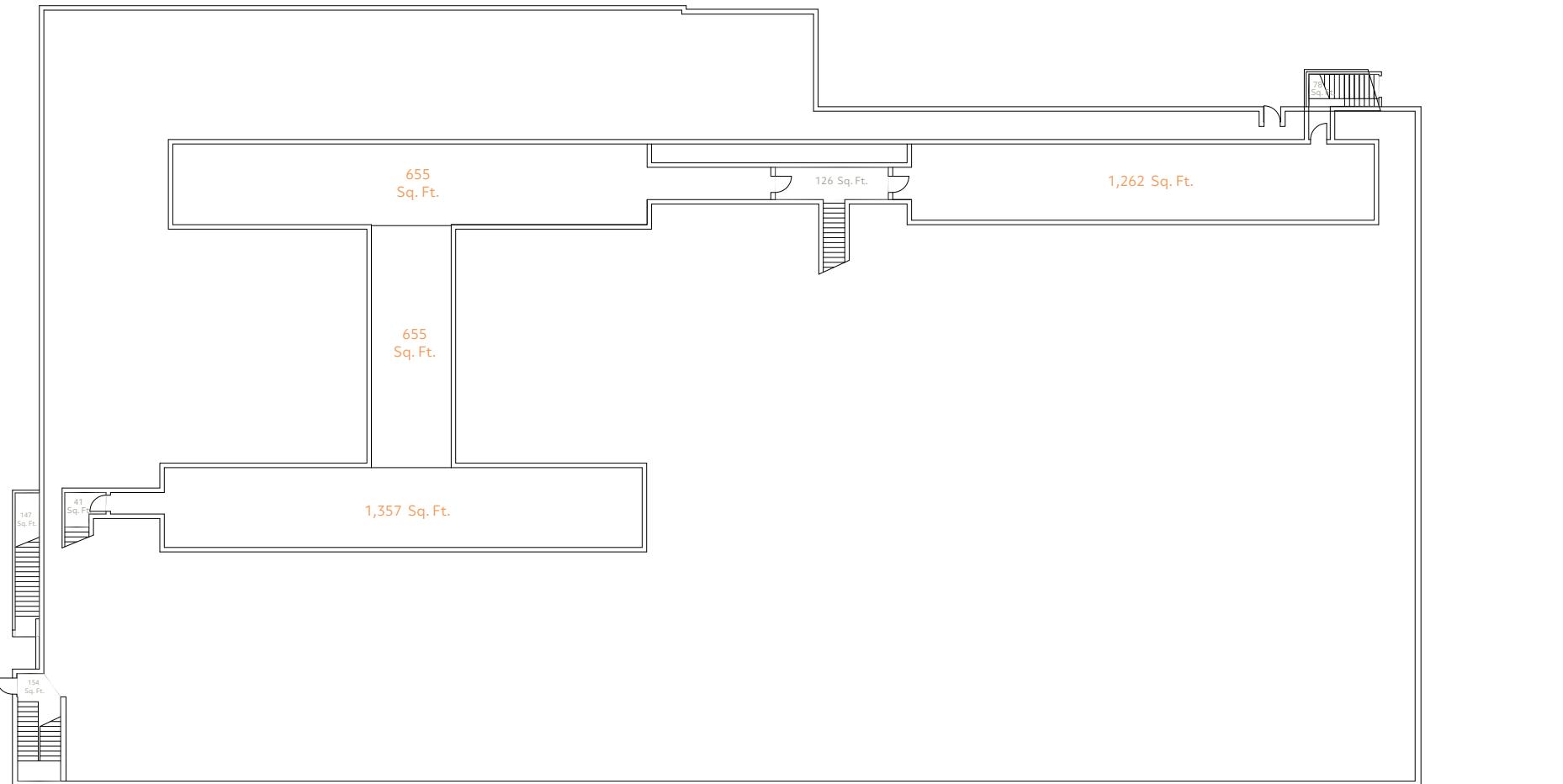
## FLOOR PLANS

### Fourth Floor

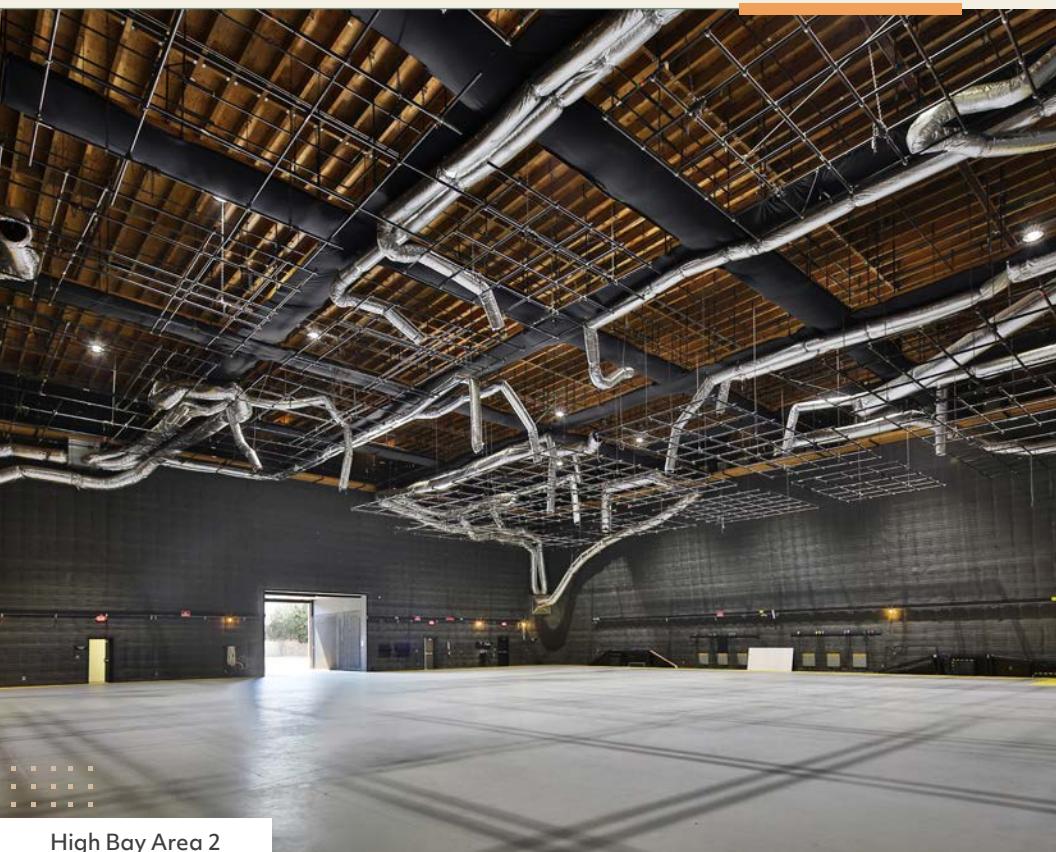


## FLOOR PLANS

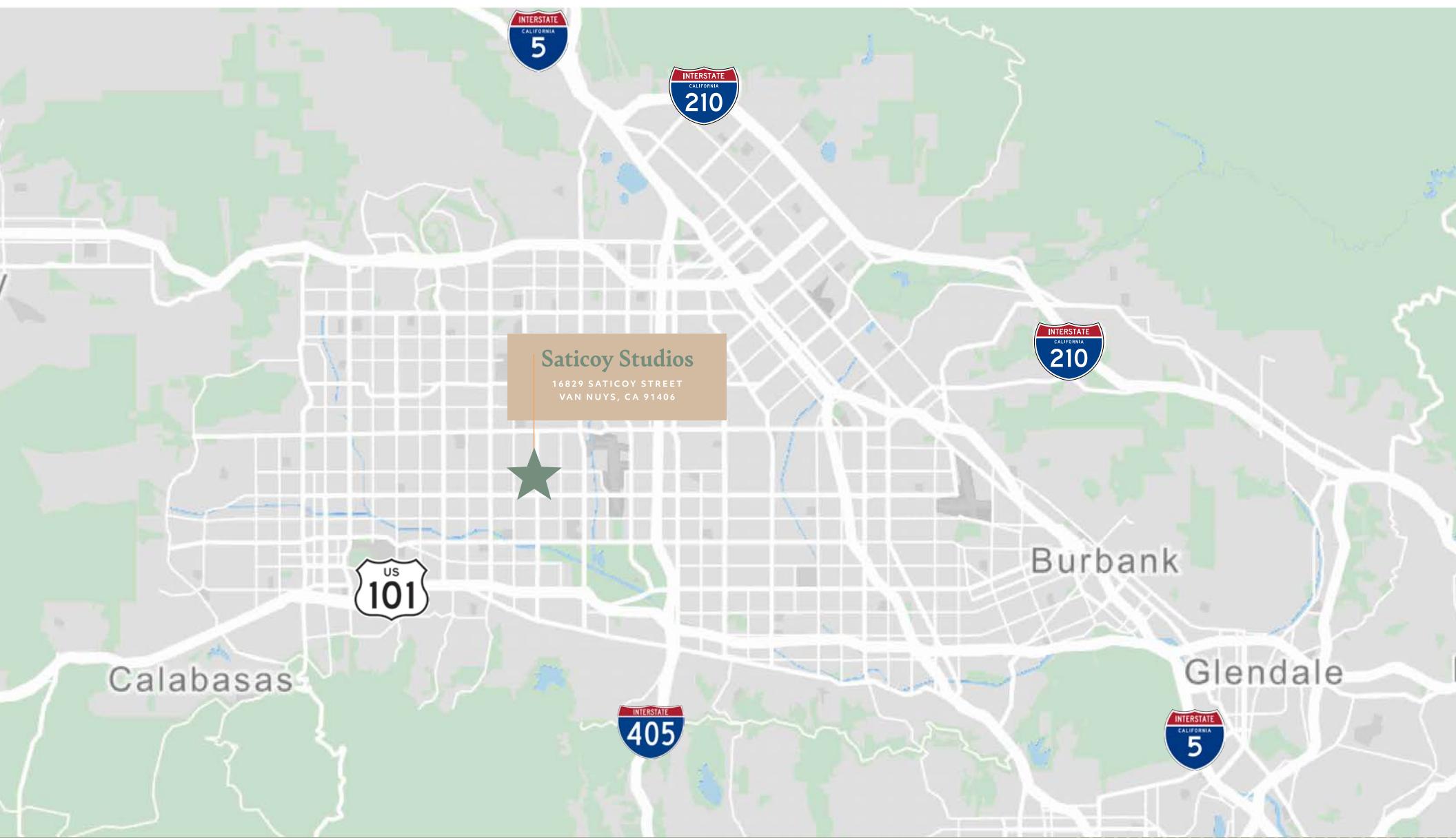
### Basement Floor



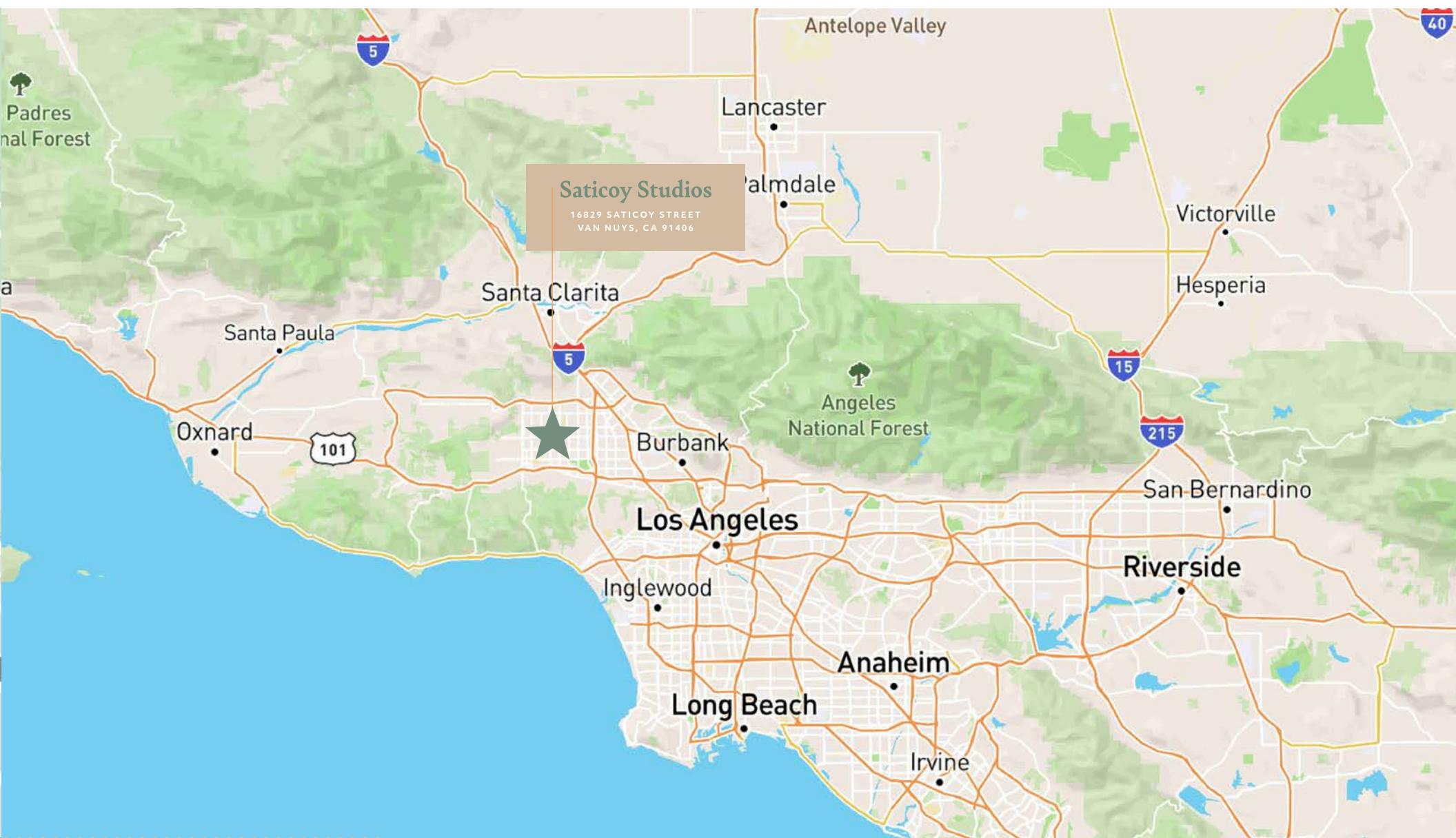
Non Structural "Catwalk" Above High bay Area

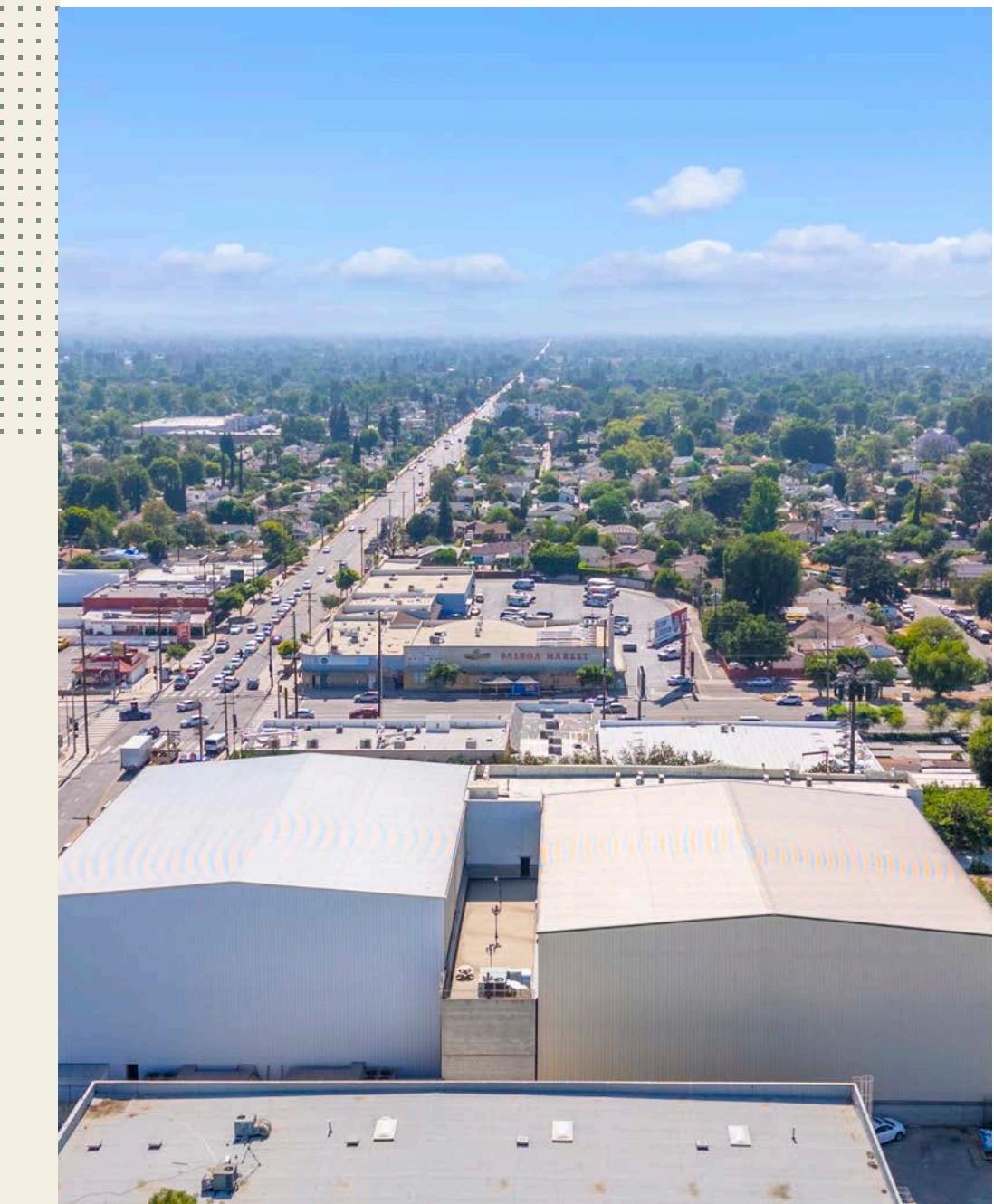
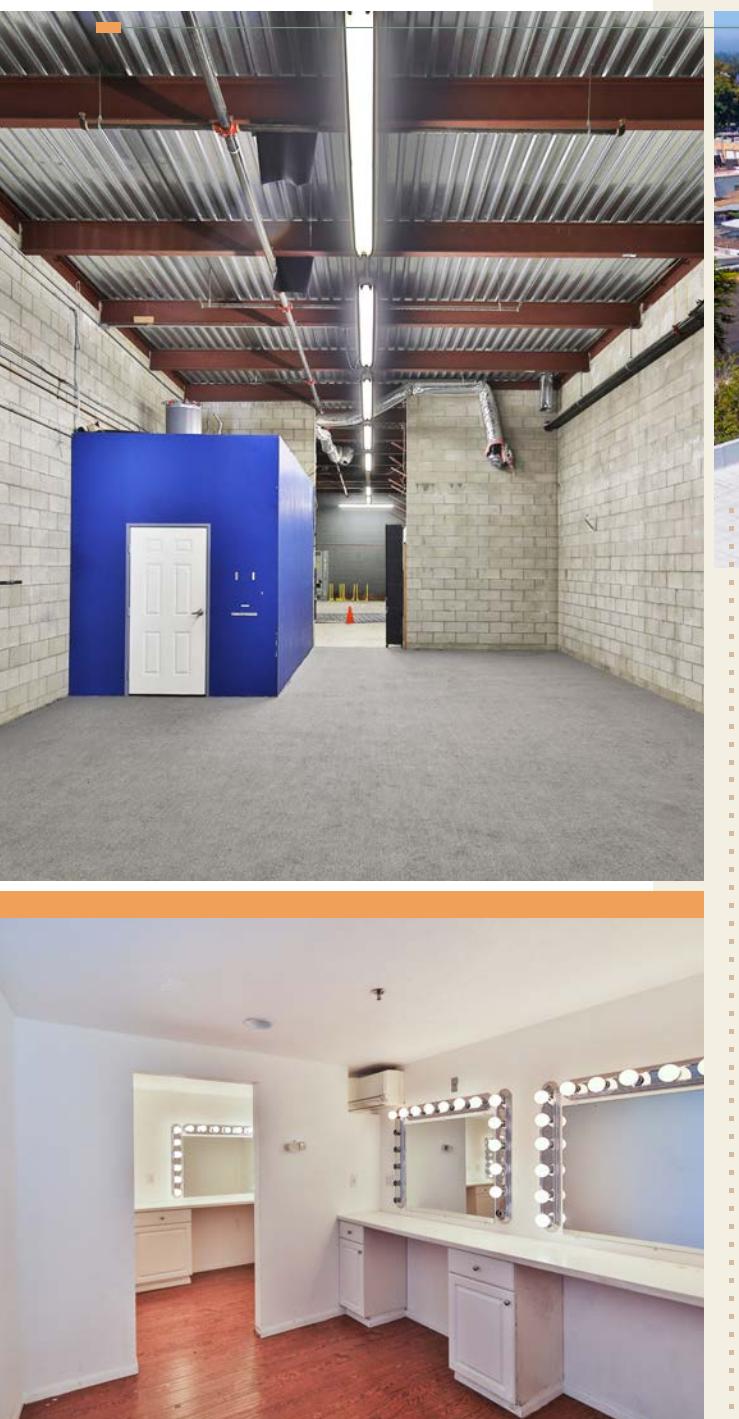


## LOCAL MAP



## 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

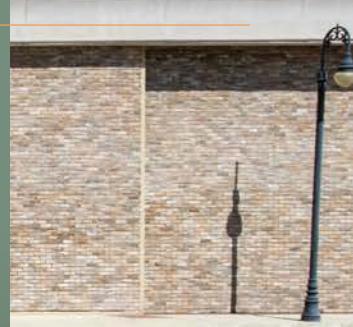
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