



For Lease

16140 Leadwell Street, Van Nuys, CA 91406

5,220 SF Industrial Building

Greg Geraci

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David Harding

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Kevin Carroll

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Accelerating success.

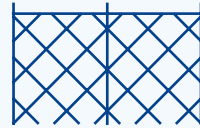
Building Highlights



Prime Location in the Heart of Van Nuys



Free-Standing Building



Fully Fenced Private Yard

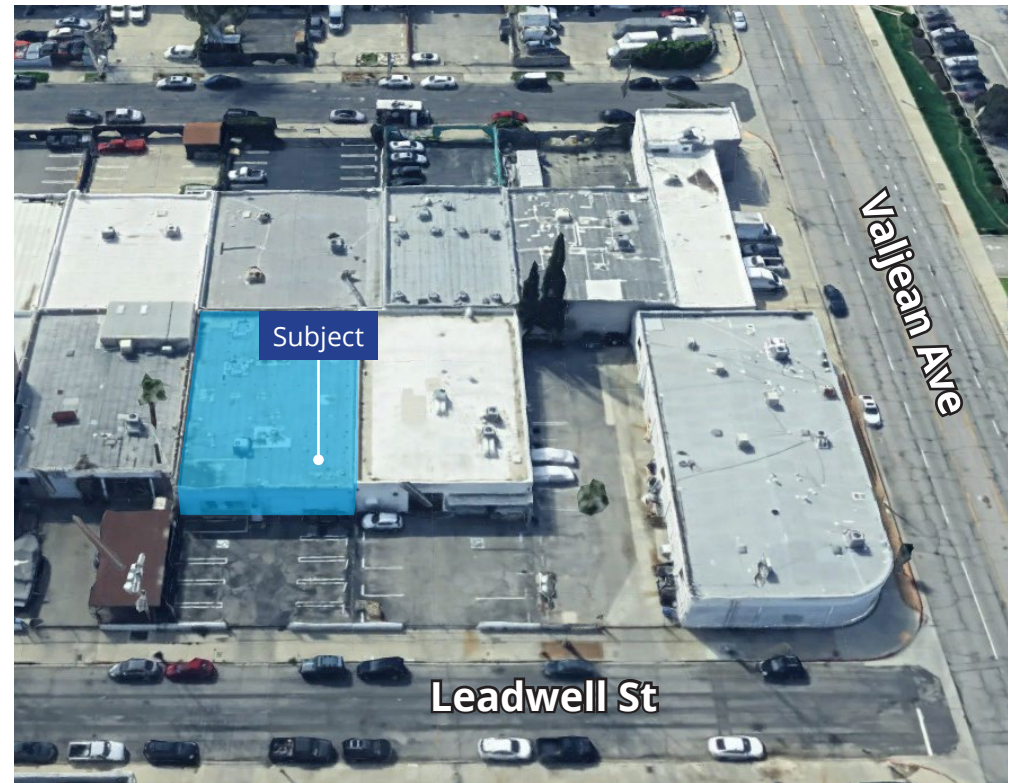


Direct Access to 405 Freeway via Sherman Way



Walking Distance to Amenities

Available SF	5,220
Monthly Rent	\$8,300
Base Rate PSF	\$1.59 MG
Clear Height	11'
GL Doors / Dim	1 / 10' H x 12' W
Power	400A, 240/120V, 3PH, 4W
Parking Spaces / Ratio	10 / 1.9:1
Office SF / #	980 / 2
Restrooms	2
Fenced Yard	Yes
Zoning	M1
Year Built	1972
To Show	Call Agent

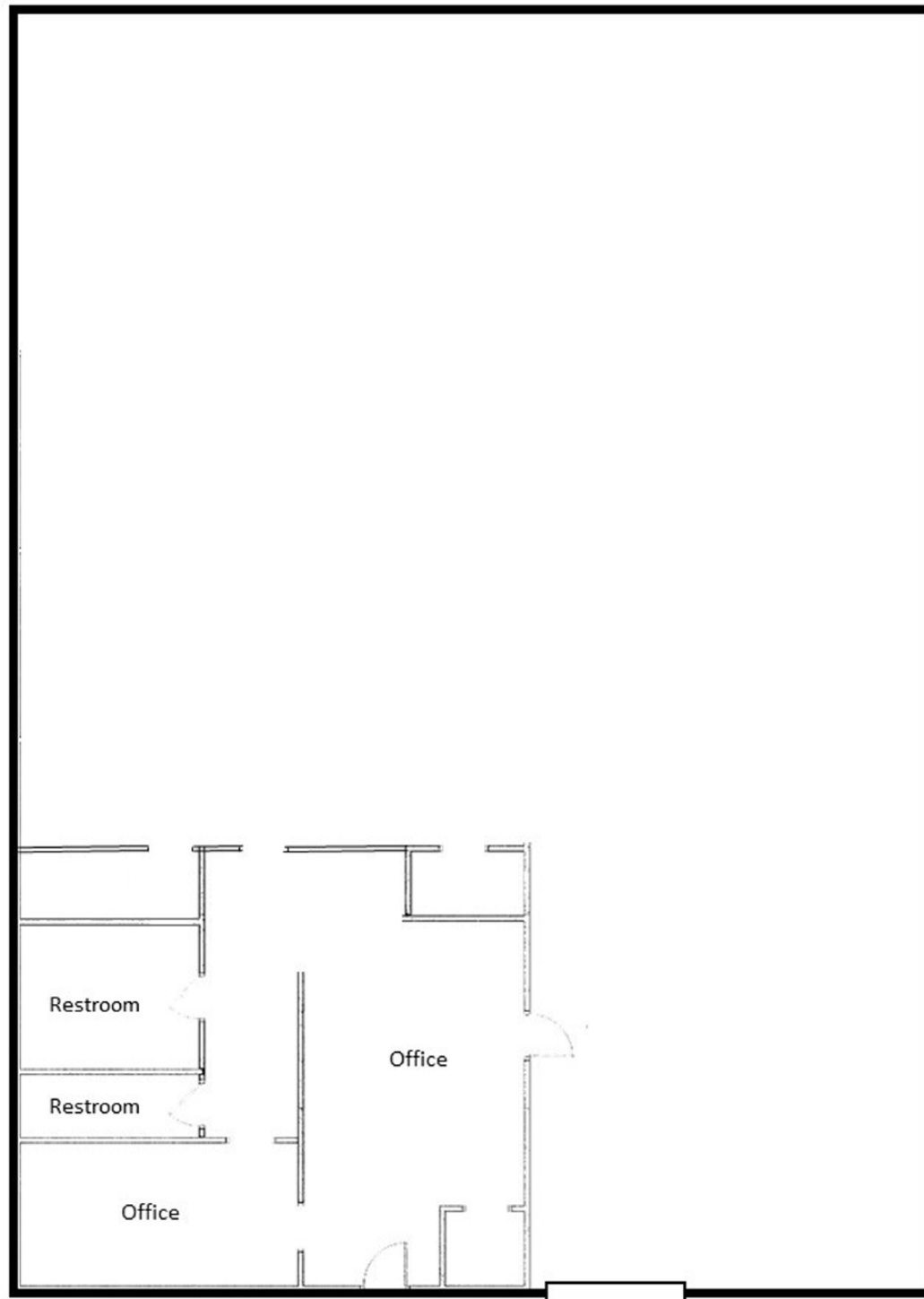


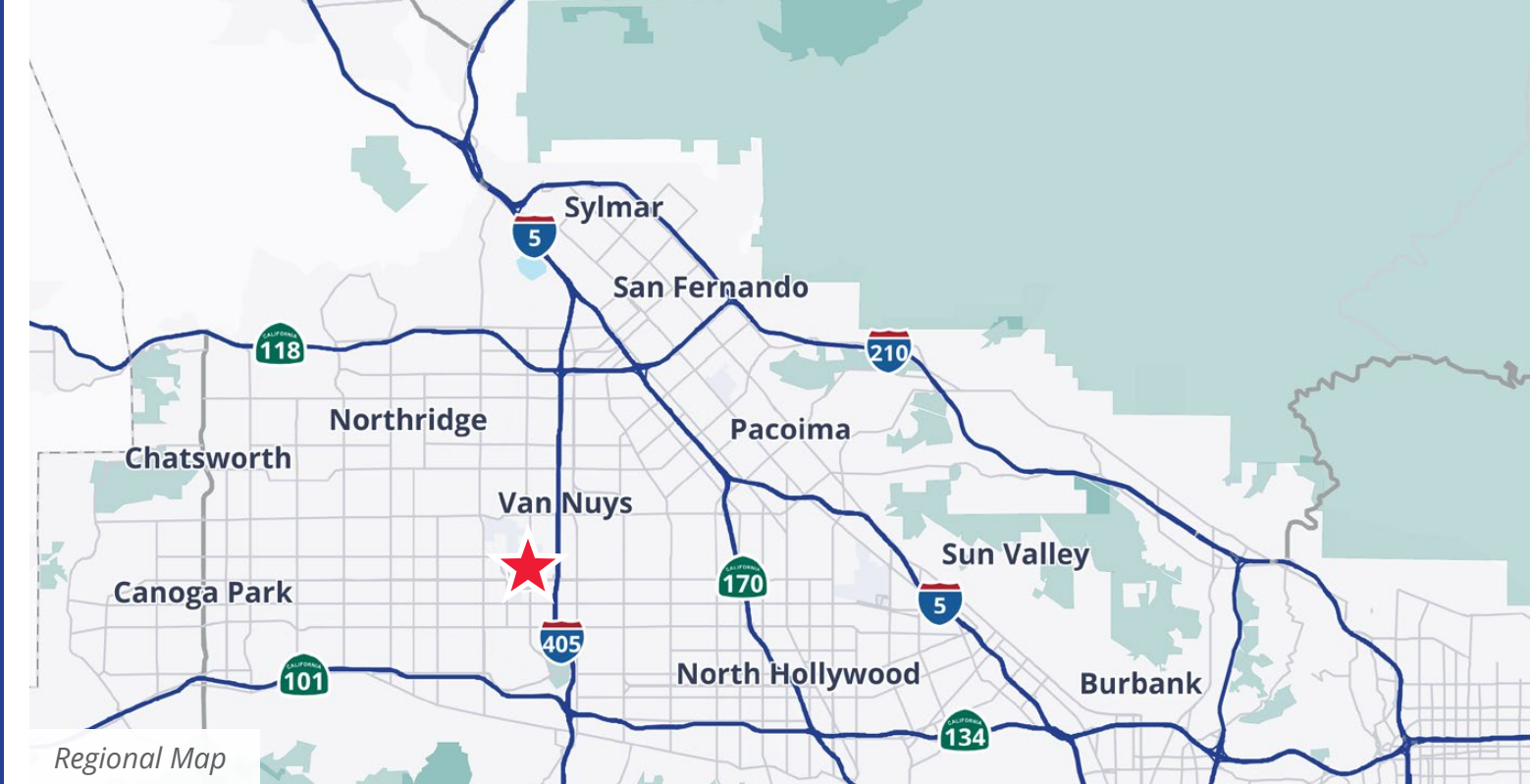
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Photos

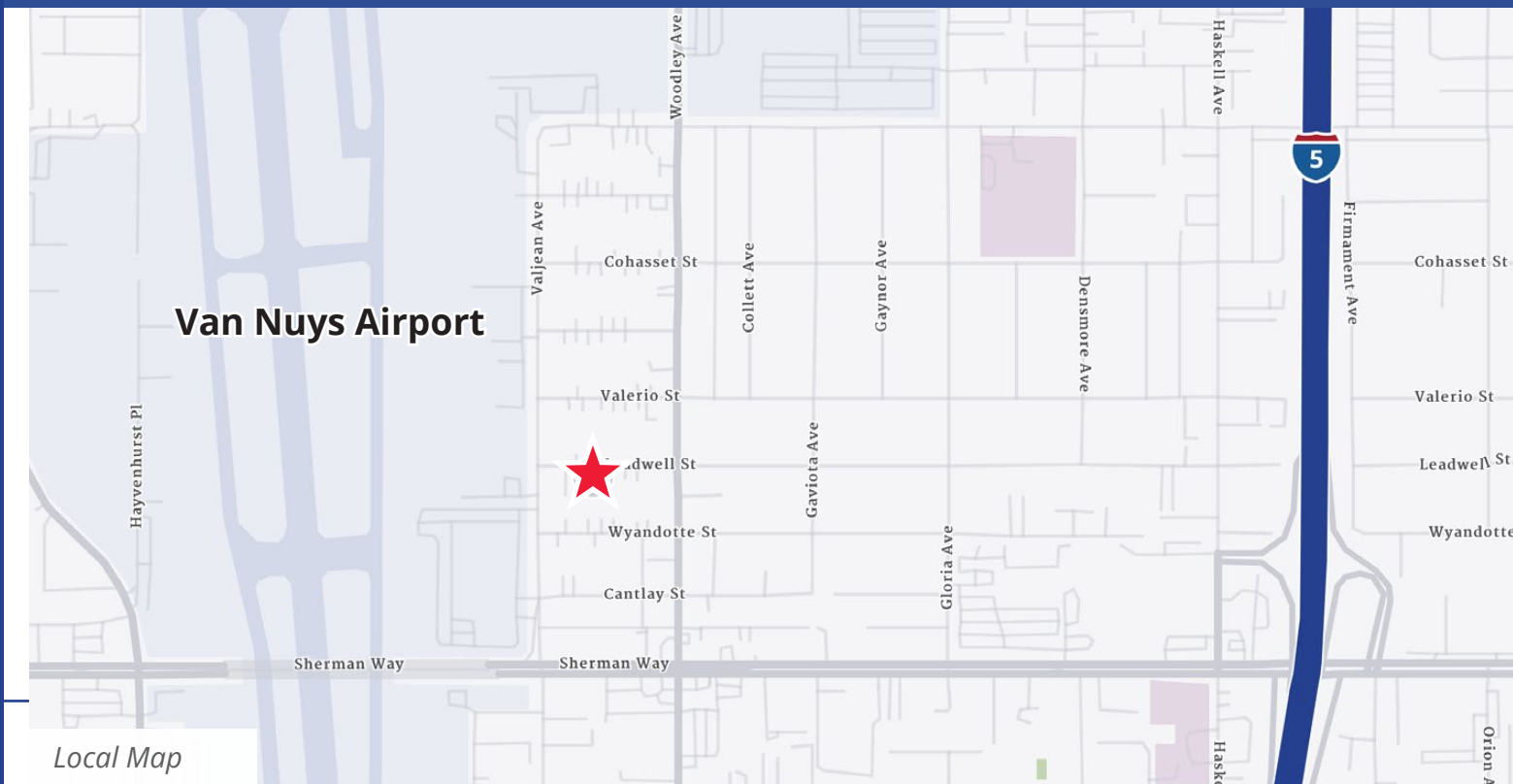


Layout





Regional Map



Local Map

Location Maps



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Contact Info

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