

DORIN
REALTY COMPANY



16214-16300 LINDBERGH ST VAN NUYS, CA, 91406

RUNWAY ADJACENT INDUSTRIAL CAMPUS

16214 LINDBERGH ST

16260 LINDBERGH ST

16300 LINDBERGH ST

Lindbergh St



VAN NUYS AIRPORT OVERVIEW MAP

RECENTLY REDUCED: \$6.9 M (\$197/SF)

- DIRECT RUNWAY & FREEWAY ACCESS
- 3,200 AMP HEAVY POWER
- AMPLE SECURE PARKING

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**RUNWAY VIEW FROM 3RD-FLOOR
OFFICES AT 16300 LINDBERGH STREET**

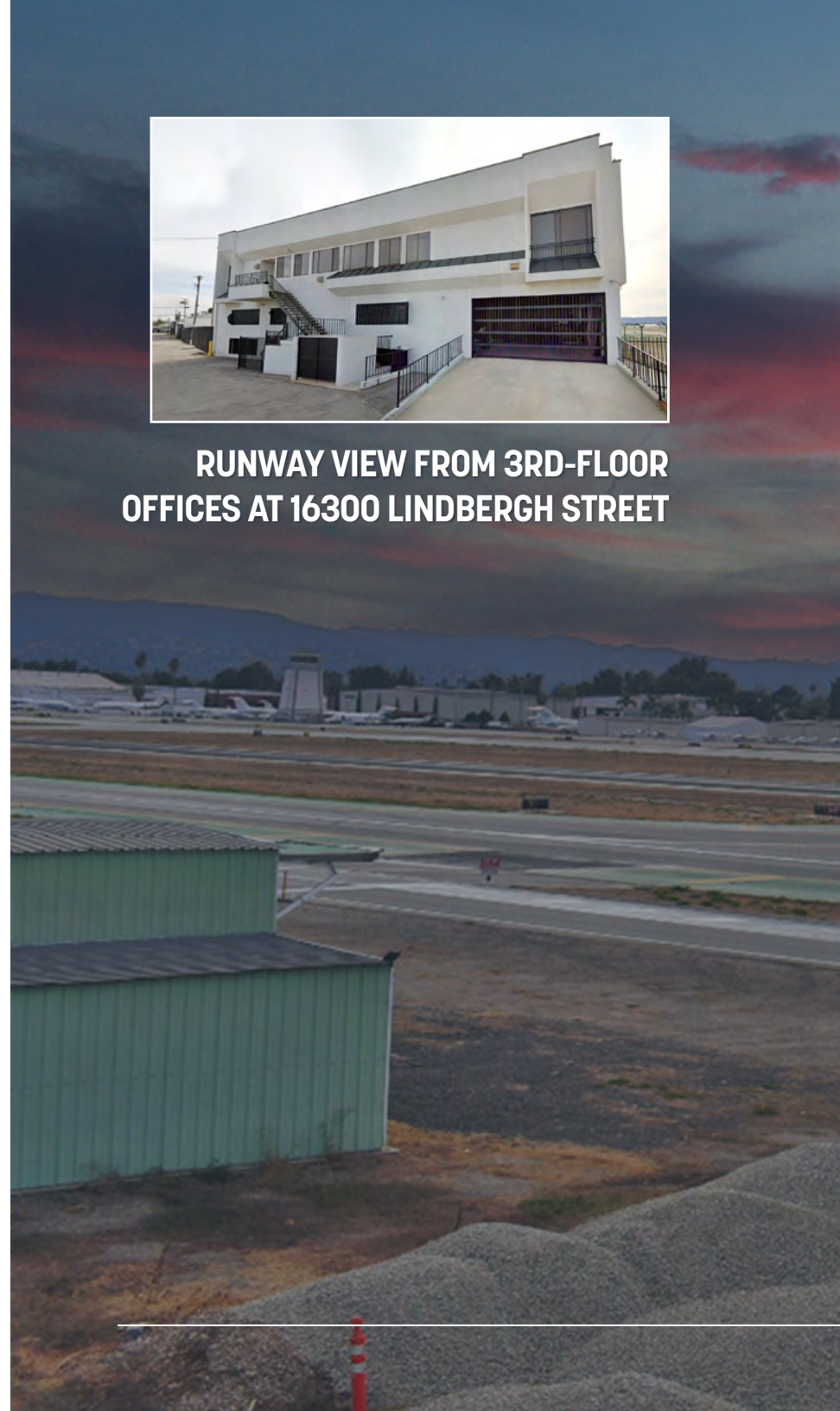


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THE OPPORTUNITY

UNIQUE RUNWAY ADJACENT VALUE-ADD OPPORTUNITY

\$6,900,000 (\$197.10/SF)

THE ASKING PRICE FOR 16214-16300 LINDBERGH STREET HAS BEEN **RECENTLY REDUCED BY \$1,000,000** TO \$6,900,000, OR \$197.10/SF, DELIVERING AN IMMEDIATE **28-38% DISCOUNT TO RECENT RUNWAY-ADJACENT** COMPS AT \$275-320/SF.

Dorin Realty Company is proud to present a rare, fully air-conditioned, three-building industrial campus totaling 35,007 SF on 1.36 acres at 16214-16300 Lindbergh Street, Van Nuys, CA. Located under one mile from 405 Freeway ramps and adjacent to Van Nuys Airport, the property offers:

- 60 secured, covered parking spaces
- Third floor of built-out offices with panoramic runway views
- 2,400 Amps of well-distributed heavy-power service

Constructed between 1942 and 1985 and fully updated with ESFR sprinklers and HVAC, this turnkey asset accommodates advanced manufacturing, R&D, and aviation-support operations.

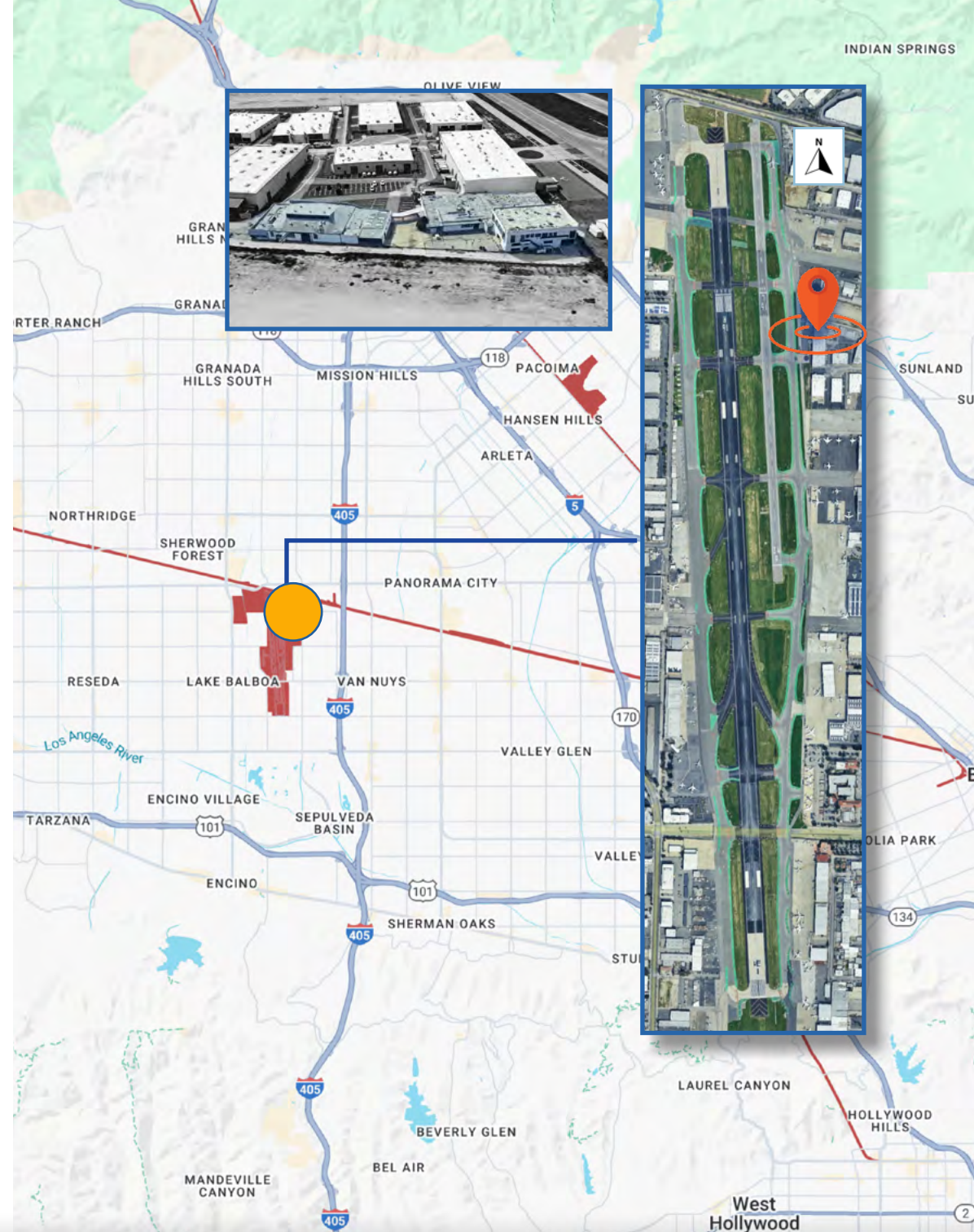


16214-16300

LINDBERGH STREET

PROPERTY SUMMARY

Property Address	16214-16300 Lindbergh St, Van Nuys, CA 91406
Year Built / Reno	Original: 1942; Additions & renovations: 1960 & 1985
Building Type	Industrial Office
Building Area	35,007 SF
Office Space	6,365 SF (built-out); Mezzanine included in total SF
Occupancy	Delivered Vacant
Parking	Covered (60 stalls)
Land Size	1.36 Acres
Clear Height	12-18 ft
Power	3,200 A total 2×800 A 277/480V 3Ø 2×400 A 240V 3Ø, 2×400 A 240V 1Ø
Loading	3 grade-level doors
Zoning	M2 – Heavy Industrial



THE BUILDINGS

The offering comprises three structures, totaling 35,007 SF:

1. **Building A (16214 Lindbergh St, 1942):** 14,564 SF tilt-up construction with 12 ft to 18 ft clear height
2. **Building B (16260 Lindbergh St, 1960):** 14,078 SF, featuring full office build out and updated HVAC
3. **Building C (16300 Lindbergh St, 1985):** 6,365 SF third floor office, atop a two story parking structure.

Each building is equipped with grade-level access, efficient floor layouts, and integrated utilities, enabling seamless operational workflows and scalability.

STRATEGIC CONNECTIVITY

The Lindbergh Street campus sits just 0.6 miles from the nearest 405 Freeway on-ramp (Vanowen/405), equating to roughly a 2-minute drive to the San Diego (405) Freeway.

Its proximity to Van Nuys Airport and multiple Metro lines positions it as a premier logistics and industrial hub with multimodal connectivity.



0.6 MILE
to 405 Freeway



16214 LINDBERGH STREET
BUILDING A



VALUE-ADD & OWNER-USER OPPORTUNITY

Sub-\$200/SF basis enables value-add investors to underwrite lease-up returns and owner-operators to customize facilities with strong downside protection.

KEY INVESTMENT HIGHLIGHTS

REDUCED PRICING ADVANTAGE

Now offered at \$6,900,000 (\$197.10/SF) following a \$1M reduction—28–38% below recent runway-adjacent comps (\$275–320/SF), unlocking instant equity.

RUNWAY & FREEWAY CONNECTIVITY

Directly adjacent to Van Nuys Airport with runway visibility and air-freight access, and under a mile from 405/118 freeway ramps for seamless regional distribution.

TURNKEY INDUSTRIAL INFRASTRUCTURE

Equipped with 3,200 A of heavy-power service, up to 18 ft clear-span bays, and secure paved yards for versatile operations, storage, and deliveries.

SUPPLY-CONSTRAINED SUBMARKET

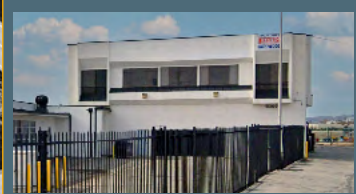
One of the few industrial campuses in a low-vacancy, M2-zoned area—ensuring sustained demand and limited supply.

DIVERSE TENANT APPEAL

Ideal for FBOs, MRO/aircraft service firms, flight schools, aerospace component manufacturers, specialized logistics providers, vocational training, and light manufacturers.



16260 LINDBERG STREET
BUILDING B



16300 LINDBERG STREET
BUILDING C



DIRECTLY ADJACENT TO RUNWAY

Buildings B and C abut the VNY boundary, making them candidates for future rezoning or LAWA incentive programs.

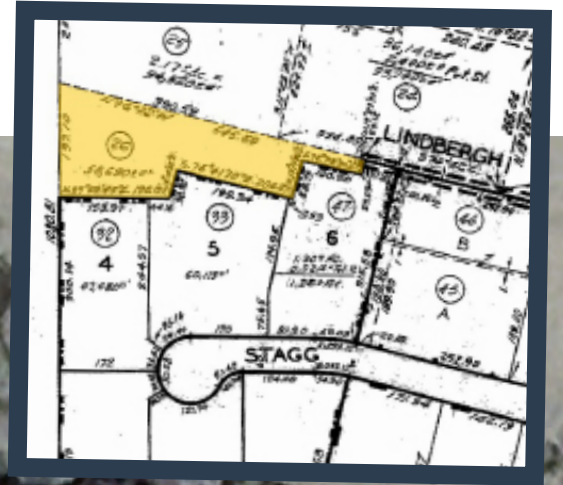
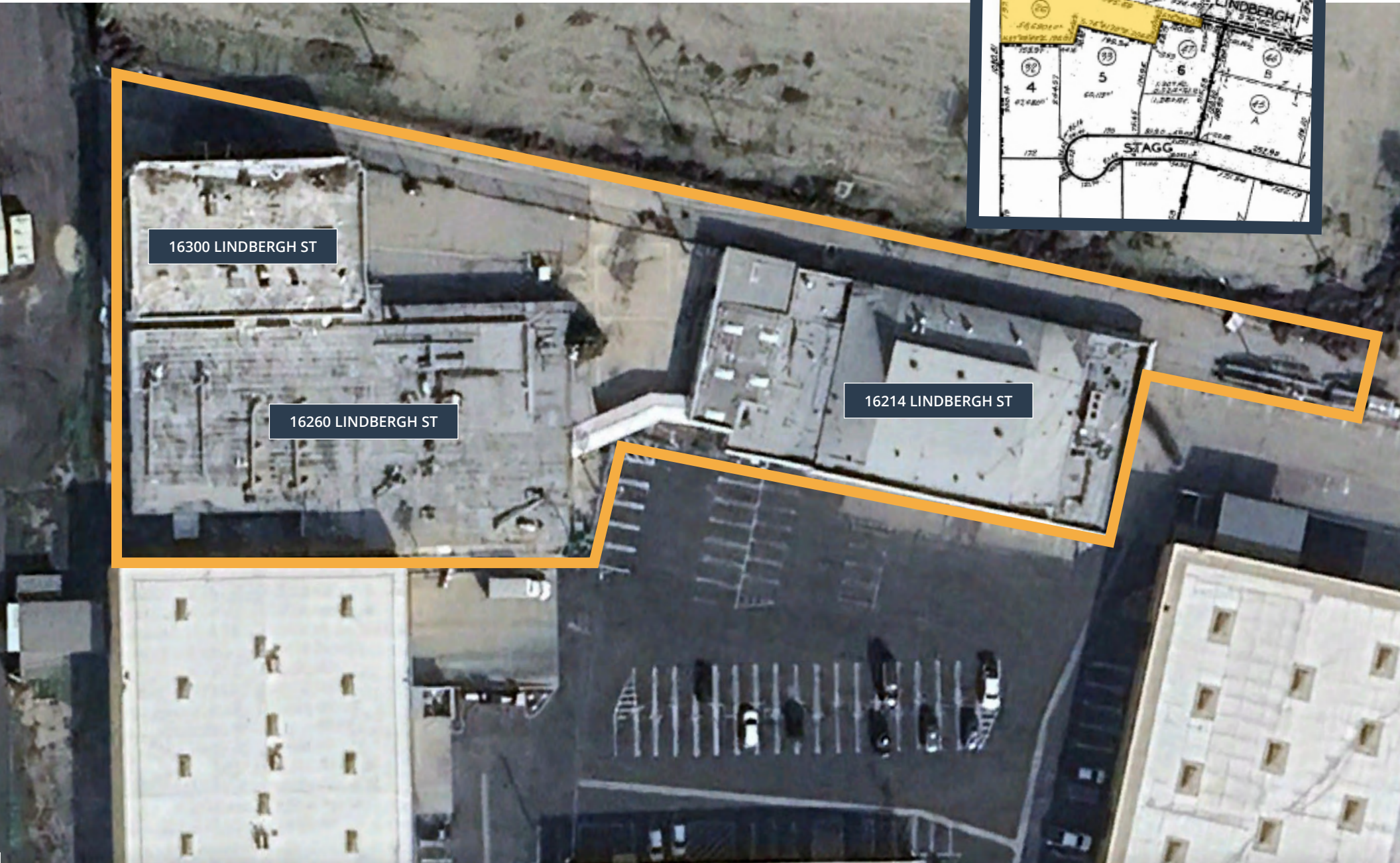
CAMPUS FEATURES

- ◆ Three standalone buildings enabling separate training, industrial, or office configurations
- ◆ Robust 3,200 A heavy-power infrastructure
- ◆ Three grade-level doors service the entire campus facilitating drive-in loading
- ◆ Fully climate-controlled interiors with panoramic runway views from third-floor
- ◆ Two-story parking structure, supporting office and industrial staff and visitors with combine total parking of 60 spaces





SITE PLAN



BUILDING PROFILES

16214 LINDBERGH ST



 14,564 SF

Primary Use

Former R&D / Light Manufacturing

Industrial Characteristics

Loading: Burrus outside covered areas,
Power: (2) 800 A 240 V; (1) 800 A 240/480 V
(1) 800 A 277/480 V 3PH 4W
HVAC: Fully air-conditioned

Office Characteristics

Various production areas with offices; 4 restrooms; large gas line; 18' clearance

Key Features

Covered exterior compressor rooms; high-end office finishes

16260 LINDBERGH ST



 14,078 SF

Primary Use

Electronics Manufacturing

Industrial Characteristics

Loading: N/A
Power: (1) 400 A 270 V; (2) 400 A 240 V 1PH
HVAC: Fully air-conditioned

Office Characteristics

Built-out offices; large gathering area; 3 restrooms; full kitchen

Key Features

Well-distributed power; ample production and support spaces

16300 LINDBERGH ST



 6,365* SF

Primary Use

Third-floor Offices over Parking Pod

Industrial Characteristics

Loading: 2 level gated parking
Power: : (1) 800 A 277/480 V 3PH 4W
HVAC: Fully air-conditioned

Office Characteristics

Single floor (3rd-floor offices); 3 restrooms incl. executive washroom with shower;

Key Features

Panoramic runway views; abundant natural light; dedicated executive amenities

VAN NUYS OVERVIEW

Where Aviation Fuels Industrial Growth

Van Nuys—12 miles northwest of downtown Los Angeles and bisected by the 405 and 101 freeways—is the largest neighborhood in the central San Fernando Valley. Anchored by Van Nuys Airport and the Valley Municipal Building, it serves as both a civic hub and an industrial node for aviation support, light manufacturing, and distribution.

Home to roughly 165,000 residents (2023) with a median household income of \$72,372, Van Nuys is nearly 40% foreign-born and offers a balanced mix of single-family neighborhoods, commercial corridors, and industrial parks. Its economy—driven by airport operations, government employment, and a growing logistics sector—sustains a robust daytime population and fuels strong demand for runway-adjacent industrial properties.

VAN NUYS GROWTH INITIATIVES & INCENTIVES



JEDI Zone Business Incentives

The Van Nuys Jobs & Economic Development Incentive (JEDI) Zone offers enhanced permit assistance, fee waivers, and access to workforce programs—helping small and mid-sized businesses accelerate improvements and expansions along key commercial corridors.



Zero-Emission Leadership

In April 2025, the LA Board of Airport Commissioners approved VNY's pioneering zero-emission policy and incentive program, positioning the airport as the first U.S. general-aviation field to subsidize electric ground-service equipment and EV infrastructure.



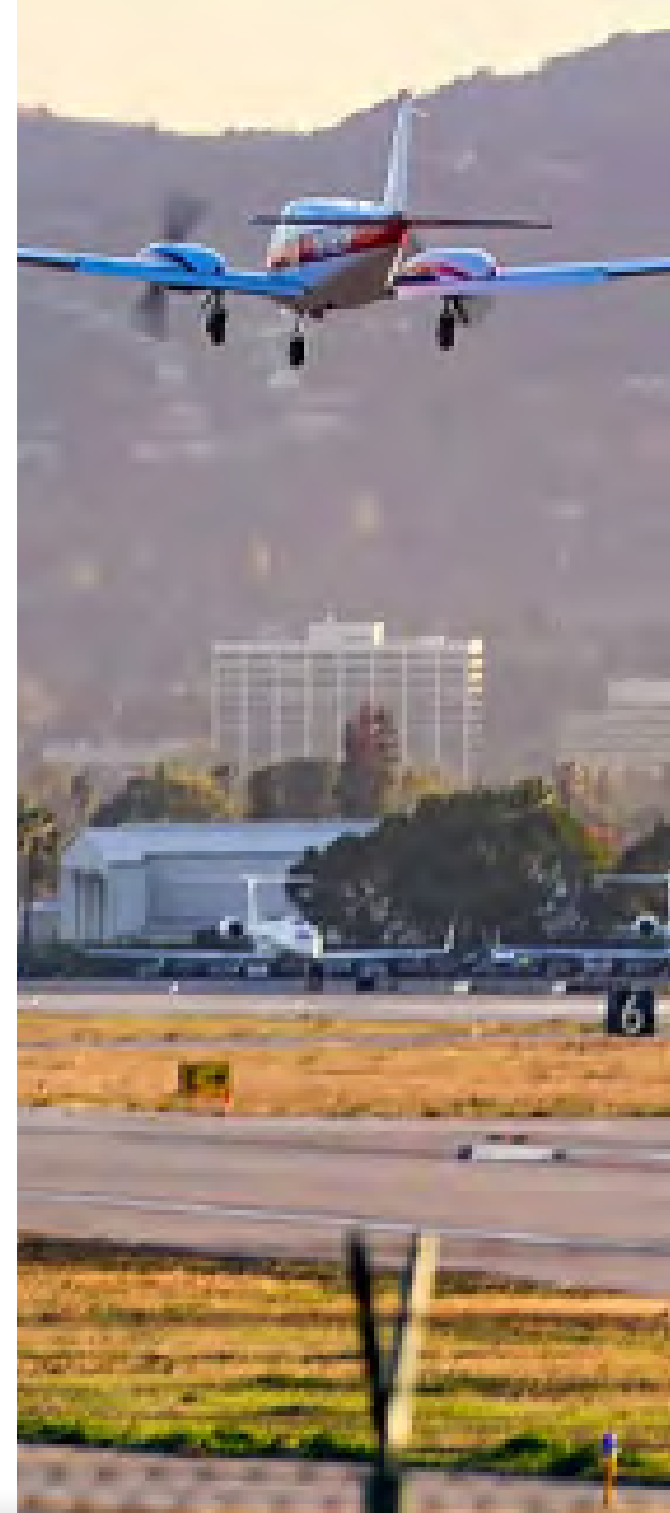
Central Business District Revitalization

The ongoing Van Nuys Central Business District overlay and community plan update are driving design-standards enhancements, transit-oriented rezoning, and pedestrian-friendly streetscape projects to strengthen Van Nuys as the Valley's civic hub.



Transit-Oriented Development (TOD) Potential

Metro and LADOT collaborations on TOD guidelines are laying the groundwork for higher-density, mixed-use developments near transit nodes—offering future opportunities for aviation-support and amenity-driven projects in Van Nuys





LOCATION HIGHLIGHTS

GENERAL AVIATION HUB

VNY ranks among the world's busiest general aviation airports, averaging over 217,000 takeoffs and landings annually across 100+ on-site businesses, creating an ecosystem of MROs, flight schools, and parts suppliers.

VAN NUYS AREA DEMOGRAPHICS

- Population (2023): ~164,500
- Median Household Income: \$72,372 /YR
- Median Home Value: \$842,100
- Average Commute: 32.9-minute one-way
- Workforce Draw: 350,000 (5-mile radius)

STRATEGIC CONNECTIVITY

Positioned 2–3 miles from the US-101 and I-405 freeways, with direct runway access, the submarket offers unmatched regional distribution efficiency



VAN NUYS AIRPORT

LOCATION & ACCESSIBILITY

Prime Runway Adjacency: Directly south of the Van Nuys (VNY) general-aviation runway complex, ensuring aircraft visibility.

Highway Connectivity: Within 2–3 miles of the US-101 and I-405 freeways; 10-mile proximity to I-5 and SR-134 for distribution.

CURRENT ZONING

M2 “Light Industrial/Service” Zoning: Permits manufacturing, office, vocational school, laboratory, and aviation-support uses on Lindbergh properties.

VNY Vision Study: A strategic, aspirational land-use compatibility exercise led by Los Angeles World Airports to shape Van Nuys Airport’s next 20 years of growth.

- ✓ **Goals:** Craft a 20-year sustainability and advanced-technology roadmap for on-airport lands.
- ✓ **Status:** Community workshops and virtual Q&A completed through mid-2023; recommendations under

Master Plan Context: Aligns with LAWA’s ongoing land-use and infrastructure upgrades—noise mitigation, security, and environmental enhancements.

MARKET FUNDAMENTALS

Runway Adjacency & Aviation-Centric Demand: Properties directly abut the VNY runway complex, enabling tenants—MRO operators, flight schools, aircraft parts suppliers—to integrate aviation logistics without off-site transport.

Market Scarcity & Low Vacancy: Virtually no new spec development within the airport buffer, versus pockets of speculative construction in areas like or Chatsworth.

Economic & Employment Hub: Co-location with over 200 aviation-related businesses creates a self-reinforcing ecosystem—something general industrial parks can’t match. The area draws from a specialized, credentialed workforce (pilots, A&P mechanics, avionics technicians) within a 5-mile radius, whereas other Valley markets skew

STRATEGIC LAST-MILE LOGISTICS

Located Metrolink Double-Track Project: While primarily aviation-oriented, VNY’s proximity to the 101 and 405 freeways also attracts e-commerce users for small-format, high-velocity distribution—offering a hybrid use case absent in farther-out Valley submarkets.

KEY TAKEAWAY:

The Van Nuys Airport submarket’s unique aviation infrastructure, specialized tenant base, M2 zoning flexibility, and scarce supply create a high-barrier niche market with operational advantages unmatched elsewhere in the San Fernando Valley.

INDUSTRIAL MARKET

WEST SAN FERNANDO VALLEY SUBMARKET SUMMARY

West SFV's industrial market—from the I-405 corridor to US-101 into Ventura County—features scarce land, a mix of flex and manufacturing product, and vacancy rates below the LA metro average.

High development barriers, premium pricing, and strong demand for heavy-power, M2-zoned, ready-to-occupy assets reward both value-add and owner-operator investors—making runway-adjacent Lindbergh Street especially strategic.

WEST SAN FERNANDO VALLEY SALES ACTIVITY

Institutional Confidence Evident in Buyer Activity

Over the past two years, leading industrial investors—led by Rexford Industrial Realty—have acquired nearly 4.9 million SF across 50 buildings in the West Valley, representing \$1.4 billion in volume, underscoring strong institutional conviction in the

Sales Momentum & Pricing

Full-year 2024 sales volume totaled \$285 million, and although 2025 deal flow has moderated slightly, investors are still paying premiums for well-located assets. Recent transactions in the Lindbergh submarket traded at \$275–320 per SF (median \$308/



16214-16300 LINDBERGH ST



554K

NET DELIVERIES (PAST 8 QUARTERS)

New industrial product delivered into the submarket over the last 2 years.

559K

UNDER CONSTRUCTION

Currently under construction, representing roughly 0.6% of total inventory

RUNWAY-ADJACENT TRANSACTION HIGHLIGHTS



**VNY AIRPORT-ADJACENT
OWNER-USER TRANSACTION**

**16140 VALERIO ST
VAN NUYS, CA 91406**

Sale Date: 4/29/2025
Price: \$2,935,000
Price/SF: \$404/SF

BUILDING SPECS
7,272 SF warehouse built in 1974, with 16 ft clear height, single grade-level door, and 200 A/240 V, 1-phase power.



**VNY AIRPORT-ADJACENT
OWNER-USER TRANSACTION**

**16145 HART STREET
VAN NUYS, CA 91406**

Sale Date: 3/29/2024
Price: \$4,995,000
Price/SF: \$426/SF

BUILDING SPECS
11,724 SF warehouse built in 1981, with 16 ft clear height, one grade-level door, and 200 A/240 V, 1-phase power. 22 surface parking spaces.

INVESTOR STRATEGY & BENEFIT PROFILES

OWNER-USER GROUPS (TOTAL RETURN FOCUSED):

- Priced at \$6,900,000 (\$197.10/SF) versus \$275–320/SF comps, delivering instant equity.
- M2 zoning enables immediate occupancy, customization, and expansion with no entitlement delays.
- Ownership locks in lower operating costs, long-term stability, and runway-adjacent upside.

VALUE-ADD EQUITY FUNDS (7–8%+ CAP TARGETS):

- Basis of \$197.10/SF trades well below recent comps, with vacant runway-adjacent assets securing 7.0–8.0% cap rates (200–300 bps above stabilized) to reflect lease-up risk.
- Recent comps at \$275–320/SF (median \$308) highlight upside once fully occupied.
- M2 zoning and heavy-power infrastructure enable TI-driven rent bumps to hit your IRR targets.

DEVELOPER/OPERATOR GROUPS (6–7% CAP TARGETS):

- Utilities, entitlements, and runway access are in place for a true “ready-to-go” value-add play at \$197.10/SF.
- Deploy sponsor/JV equity to generate immediate cash flow and stabilize at mid-6% yields.

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AIRPORT RUNWAY ADJACENT INDUSTRIAL CAMPUS

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