



State-of-the-Art Class A Industrial Building
Premier San Fernando Valley Location
Exceptional High Image Facility



78,904 SF AVAILABLE FOR LEASE

BRAND NEW CLASS A WAREHOUSE / DISTRIBUTION FACILITY | ESTIMATED COMPLETION Q4 2026

7815 Van Nuys Boulevard | Van Nuys, CA 91402



NEWMARK



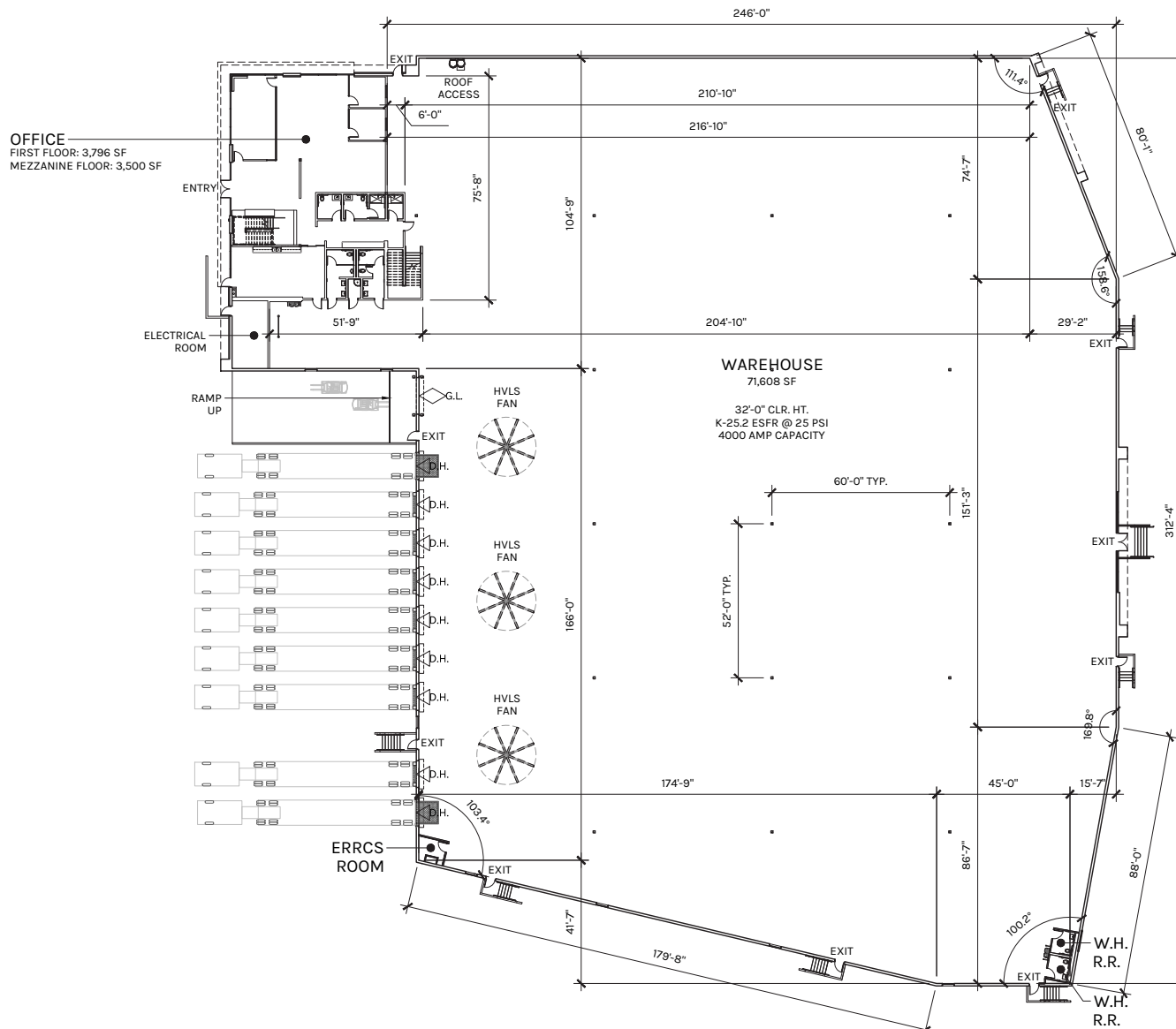
PROPERTY HIGHLIGHTS

- 78,904 SF on 3.15 Acres (137,043 SF)
- 3,796 SF First Floor and 3,500 SF Second Floor Office Space
- 32-Foot Clear Height
- 9 Dock High Positions
- 1 Ground Level Door
- 50 Parking Stalls
- Up to 4000 Amps, 277/480 Volts capacity
- K25.2 ESFR Sprinklers
- M1-1-CDO and M2-1-CDO Zoning
- Private and Fenced
- TBD per square foot
- Estimated Completion Q4 2026



PROPERTY HIGHLIGHTS

- Steel-fiber reinforced concrete to maximize durability and increase load capacity
- LEED Silver
- 10 EV Charging Stations
- HVLS Fans
- Touchless Plumbing Fixtures
- LED Motion Sensor Warehouse Lighting
- Drought Tolerant Landscaping



WAREHOUSE
±71,608 SF

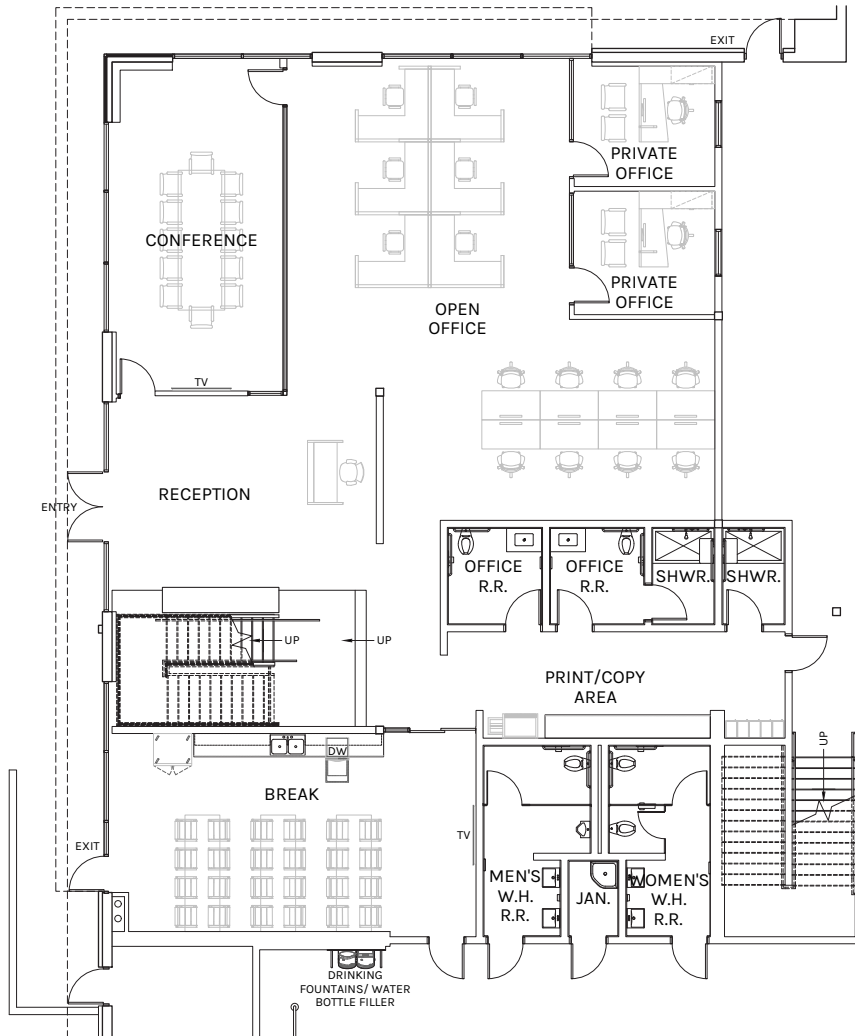
OFFICE
±7,296 SF

TOTAL
±78,904 SF

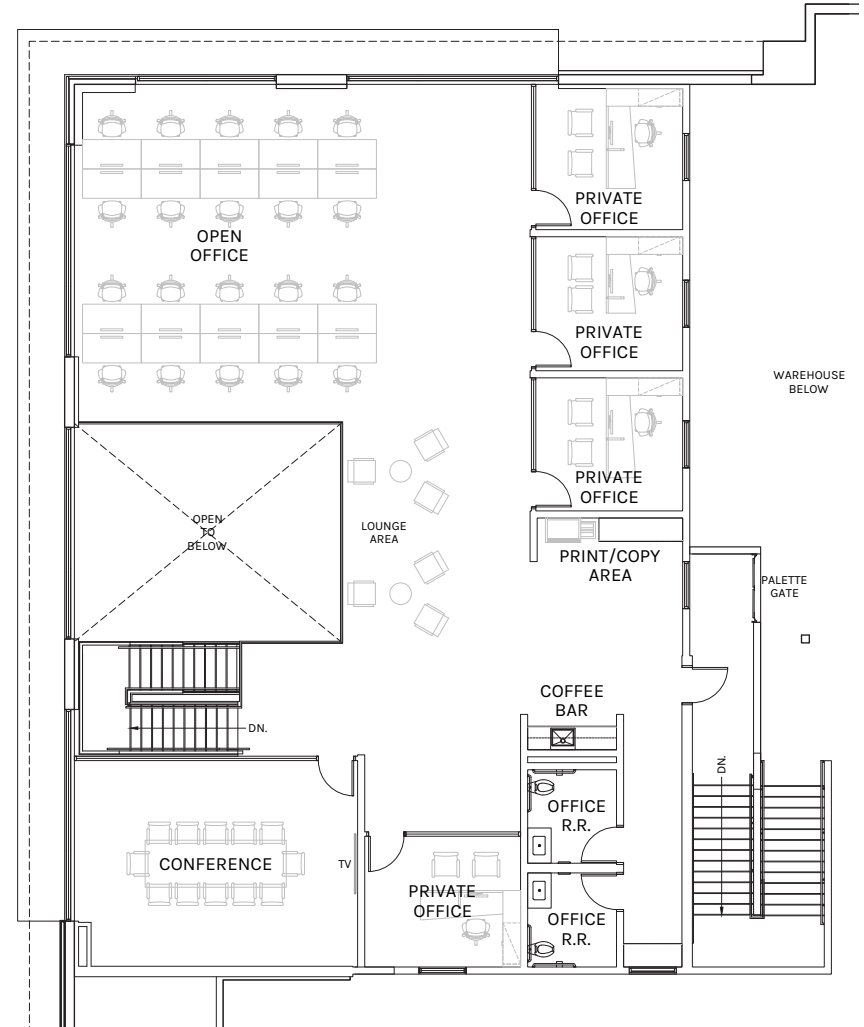
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



First Floor Office Plan



Second Floor Office Plan



FIRST FLOOR

±3,796 SF

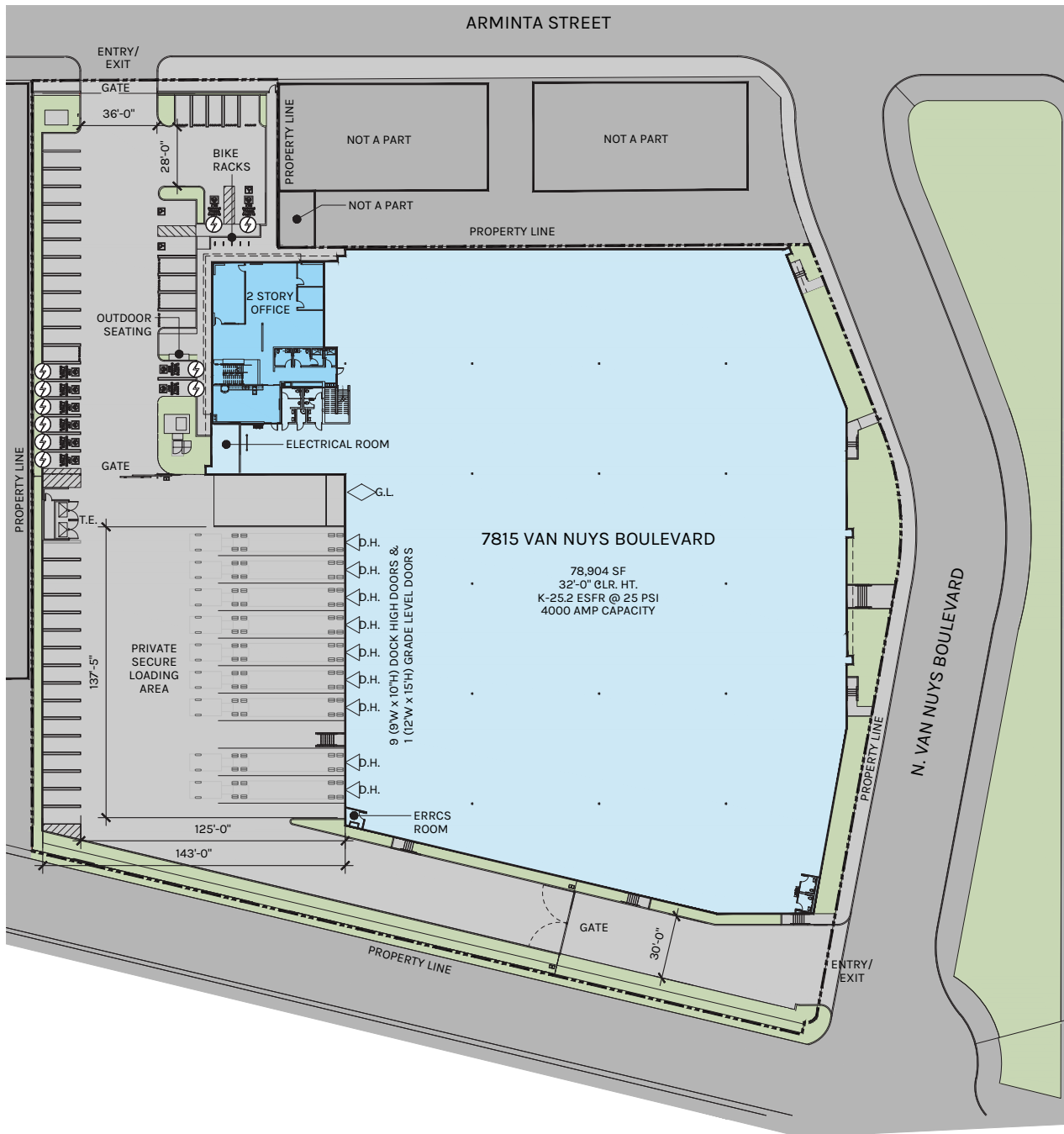
SECOND FLOOR

±3,500 SF

TOTAL OFFICE

±7,296 SF

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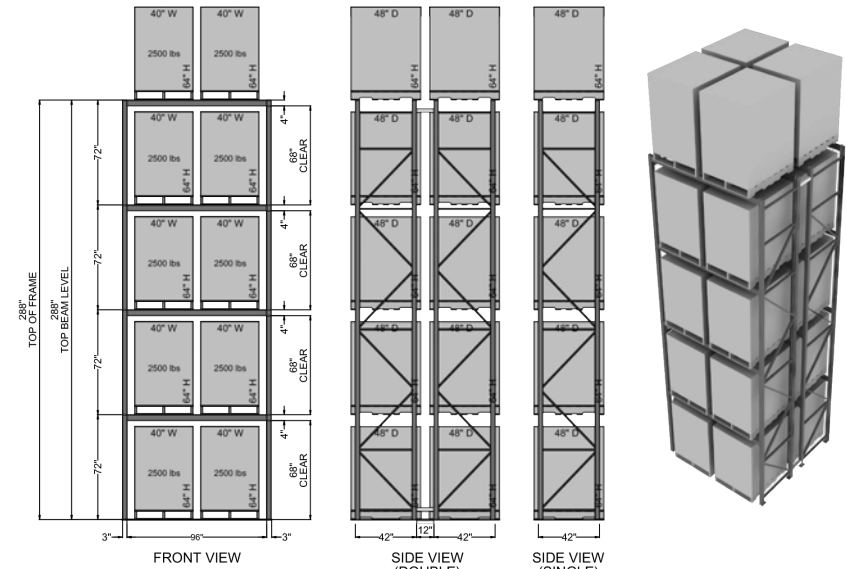
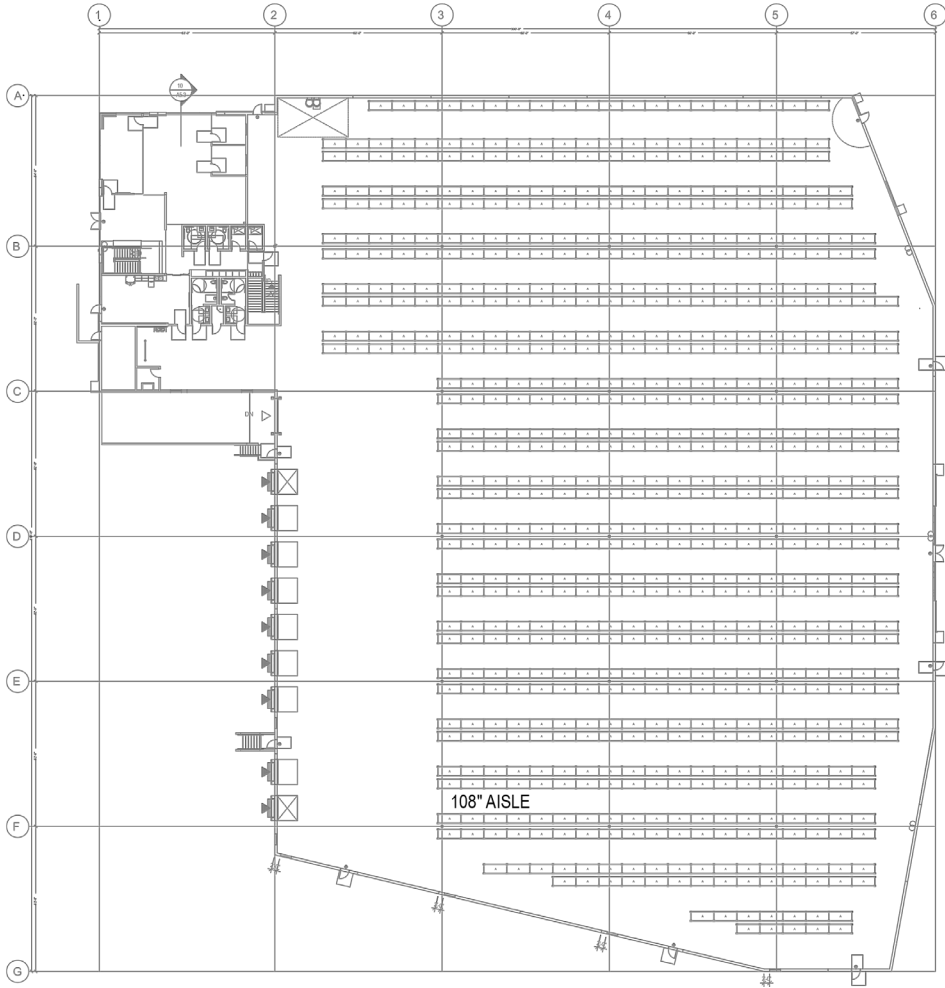


WAREHOUSE
±71,608 SF

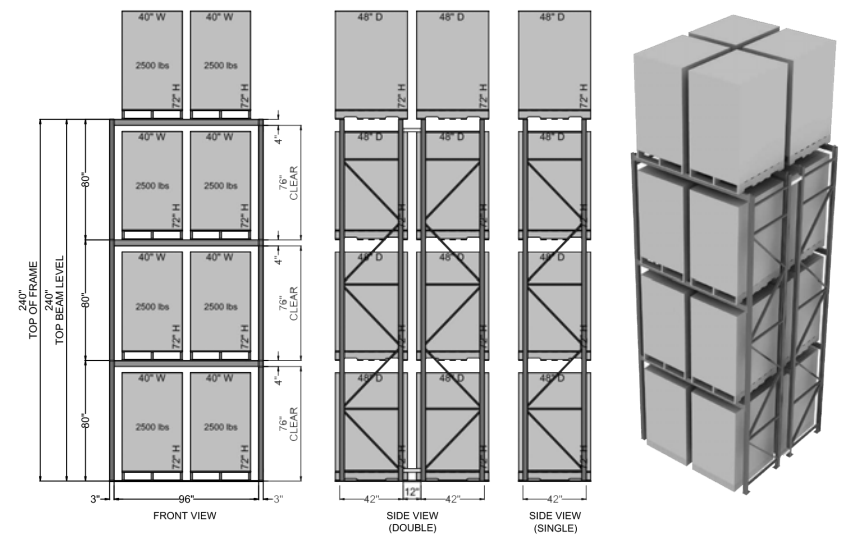
OFFICE
±7,296 SF

TOTAL
±78,904 SF

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64" Tall Pallets / 10 Pallets per Bay
6,960 Total Pallet Positions

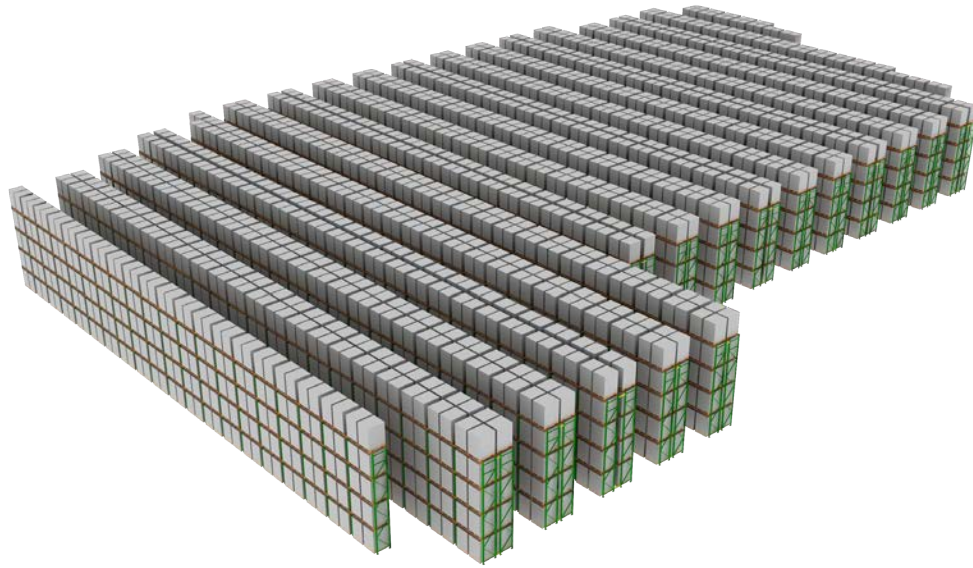


72" Tall Pallets / 8 Pallets per Bay
5,568 Total Pallet Positions

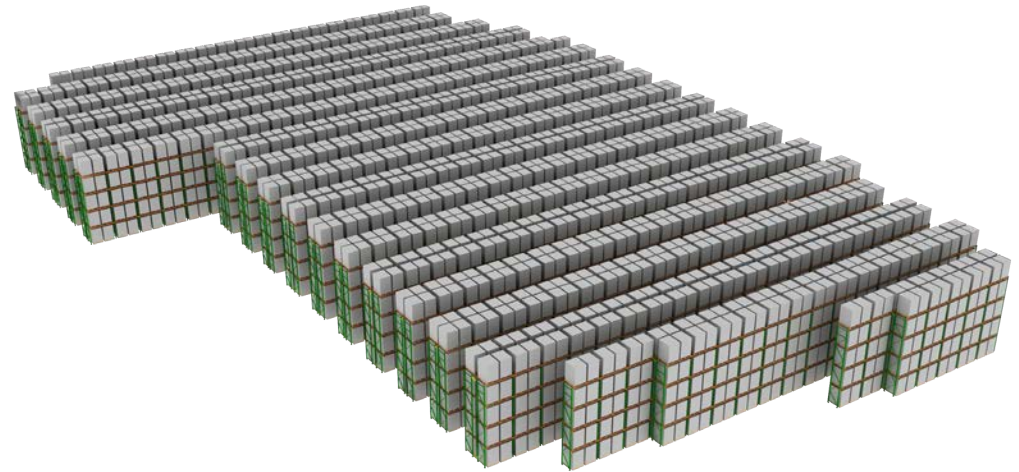
RAYMOND WEST
INTRALOGISTICS SOLUTIONS

For more information, contact:
Greg Hanoian
562.447.5891
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No warranty or representation is made to the accuracy of the Conceptual Racking Plan or Rendering Racking Plan. No liability of any kind is to be imposed on the broker or owner herein, and shall not be held responsible for any decisions made based on such information.



Option 1



Option 2

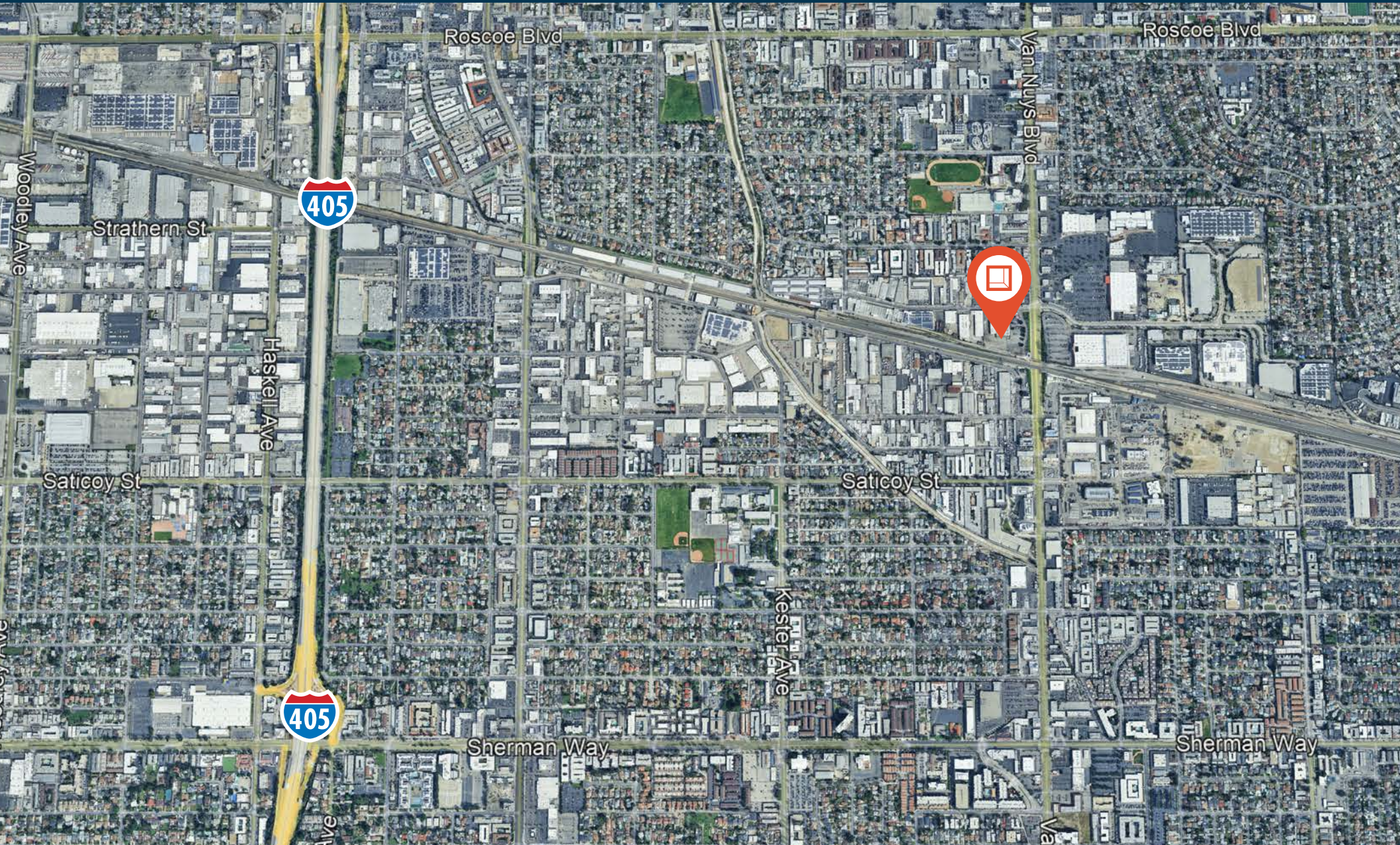
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Property Location

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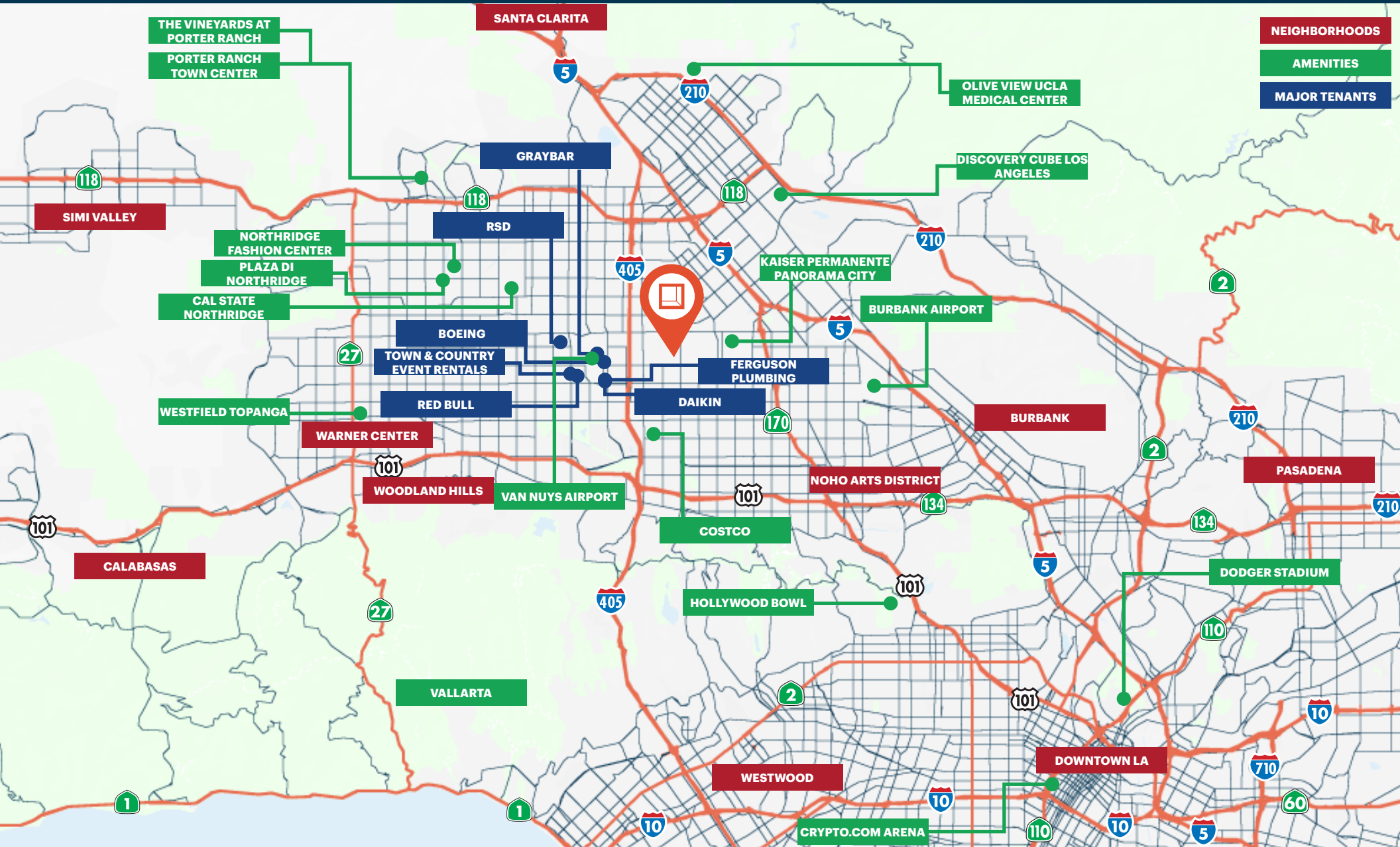


2.1 Miles
To I-405
at Roscoe Blvd.

2.5 Miles
To I-405
at Sherman Way

Property Location

7815 Van Nuys Blvd.



8.8 Miles
To Burbank
Hollywood Airport

20.4 Miles
To Downtown
Los Angeles

43.0 Miles
To Ports of Los
Angeles / Long Beach

I-405, I-5, CA-170
Immediate Access
and Close Proximity



**Rexford
Industrial**

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