



Landscaped Business Campus / Class A Headquarters Facility / 24' Clearance / Floor to Ceiling Office Glass / Walking Distance to Amenities, Van Nuys Metrolink Station

18,147 SF AVAILABLE FOR LEASE

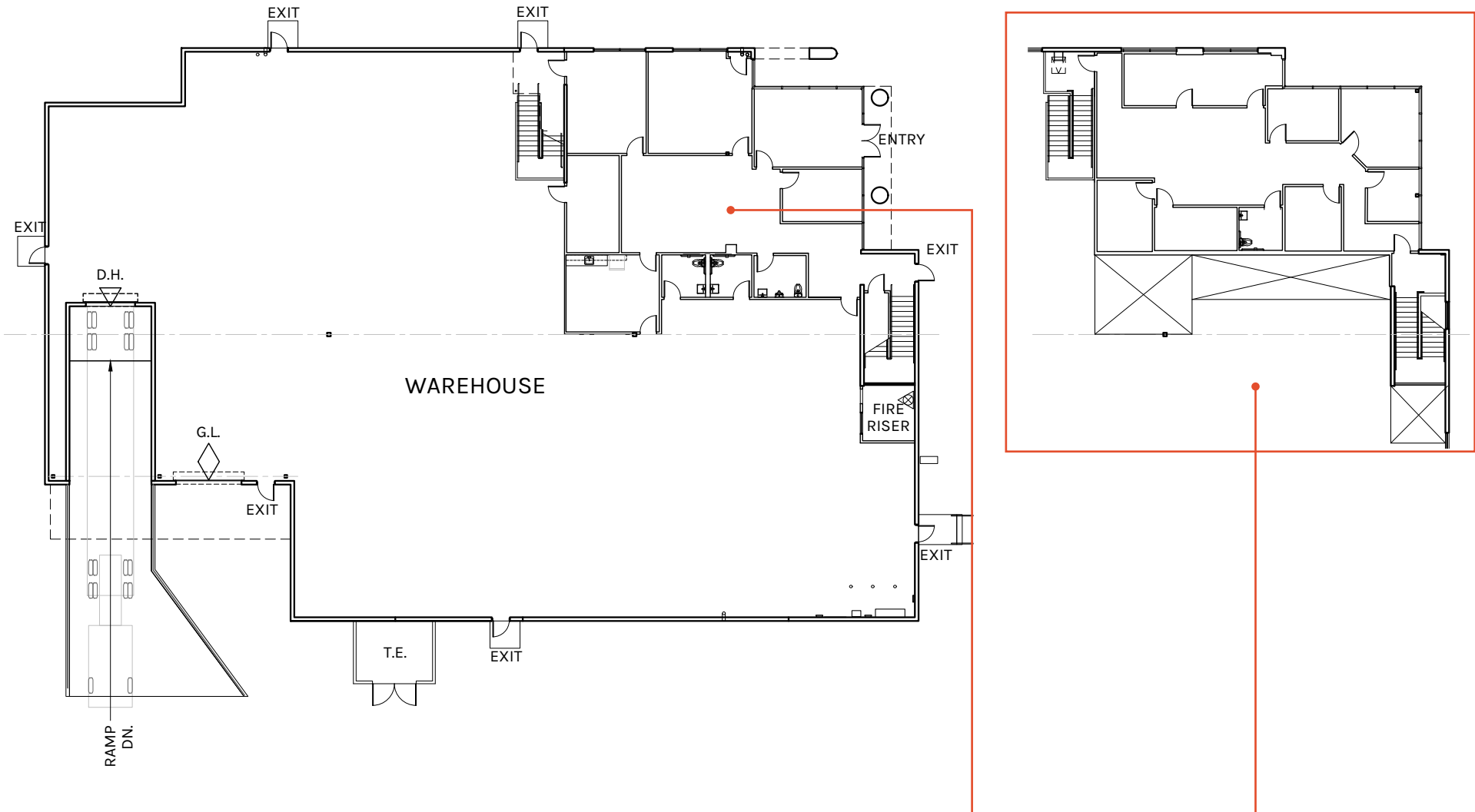
PREMIER CLASS A WAREHOUSE DISTRIBUTION FACILITY

14350 Arminta Street | Van Nuys, CA



Property Highlights

- Lease Rate: \$1.75 NNN; Op.Ex: \$0.54
- 13,295 SF Warehouse
- 4,852 SF Office
- Clear Height: 24'
- 1 Dock High Door Possible
- 1 Ground Level Door
- 4 Restrooms
- 34 Parking Spaces / 1.87:1 Ratio
- Power: 400A, 277/480V, 3Ph, 4W
- Sprinklered



TOTAL
18,147 SF

WAREHOUSE
13,295 SF

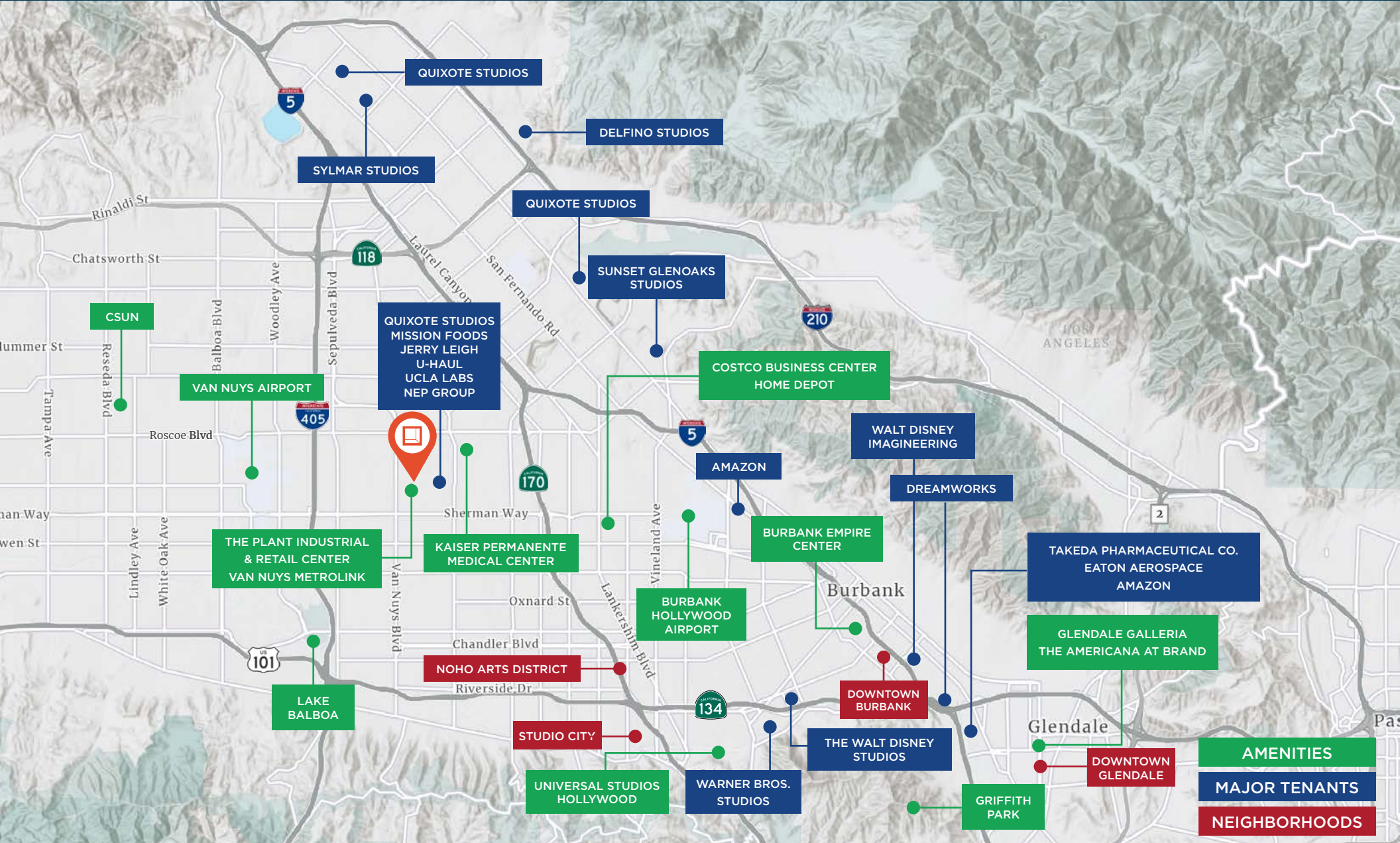
1ST FLOOR OFFICE
2,591 SF

MEZZANINE
2,261 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.







3 Miles
To Van Nuys
Airport

7 Miles
To Burbank Hollywood
Airport

18 Miles
To Downtown
Los Angeles

I-405, SR-170, US 101
Immediate Access
and Close Proximity

AMENITIES
MAJOR TENANTS
NEIGHBORHOODS



**Rexford
Industrial**

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