

Available SF 5,000 SF

Industrial For Lease

Building Size 7,272 SF



Address: 16140 Valerio St, Van Nuys, CA 91406

Cross Streets: Sherman Way/Woodley

Prime Van Nuys Airport Location
Fenced and Paved Yard

Lease Rate/Mo:	\$9,750	Sprinklered:	No	Office SF / #:	/ 5
Lease Rate/SF:	\$1.95	Clear Height:	16'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 12x12	Office HVAC:	Heat & AC
Available SF:	5,000 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,000 SF	A: 200 V: 0: TBD W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:		Unfinished Mezz:	0 SF
Term:	Submit	Const Status/Year Blt:	Existing / 1974	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Light Industrial	Market/Submarket:	Central SFV
Zoning:	M1-1			APN#:	2205025022

Listing Company: Precision Properties

Agents: [Eli Anishban 818-402-8858](mailto:eli@precisionproperties.com)

Listing #: 39565937

Listing Date: 01/11/2024

FTCF: CB000N000S000

Notes: Information from sources deemed reliable but not verified. Buyer to verify all information on this brochure. Taxes are estimated.