



# For Sublease | Industrial

16760 Stagg Street, Unit 201  
Van Nuys, CA 91406



Accelerating success.

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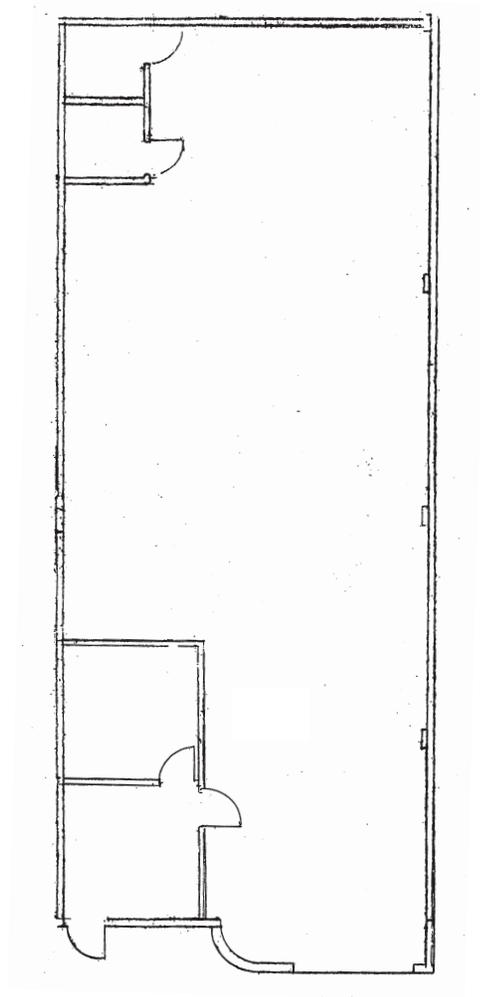
# Building Highlights



## Space Highlights

- Square Footage - 2,650 / SF
- Price - \$1.91 / SF, IG
- 13' - 14' clearance
- Power: 225 Amps 120/208 Volts 3 Phase
- Fully HVAC'd
- Three (3) Reserved Parking Spaces
- 282 SF of Office
- One (1) 11'x6' Ground Level Loading
- M2 Zoning
- Sublease through 8/31/2027 (Longer Term Available)

# Floor Plan





Nordhoff St

**CVS pharmacy**  
**TARGET.** **SUBWAY** **Albertsons**

**planet fitness**

**SEAFOOD CITY SUPERMARKET**

**LA FITNESS.**   
**FIVE GUYS**

**Food 4 Less**

Parthenia St  
**1 MILE**

Roscoe Blvd

**ORIGINAL Tommy's**  
**SUBWAY**

Strathern St

Stagg St

Balboa Blvd

Van Nuys Airport

Woodley Ave

405

Lindley Ave

White Oak Ave

Louise Ave

Saticoy St

Sherman Way

Hurst Ave

Haskell Ave

Sepulveda Blvd

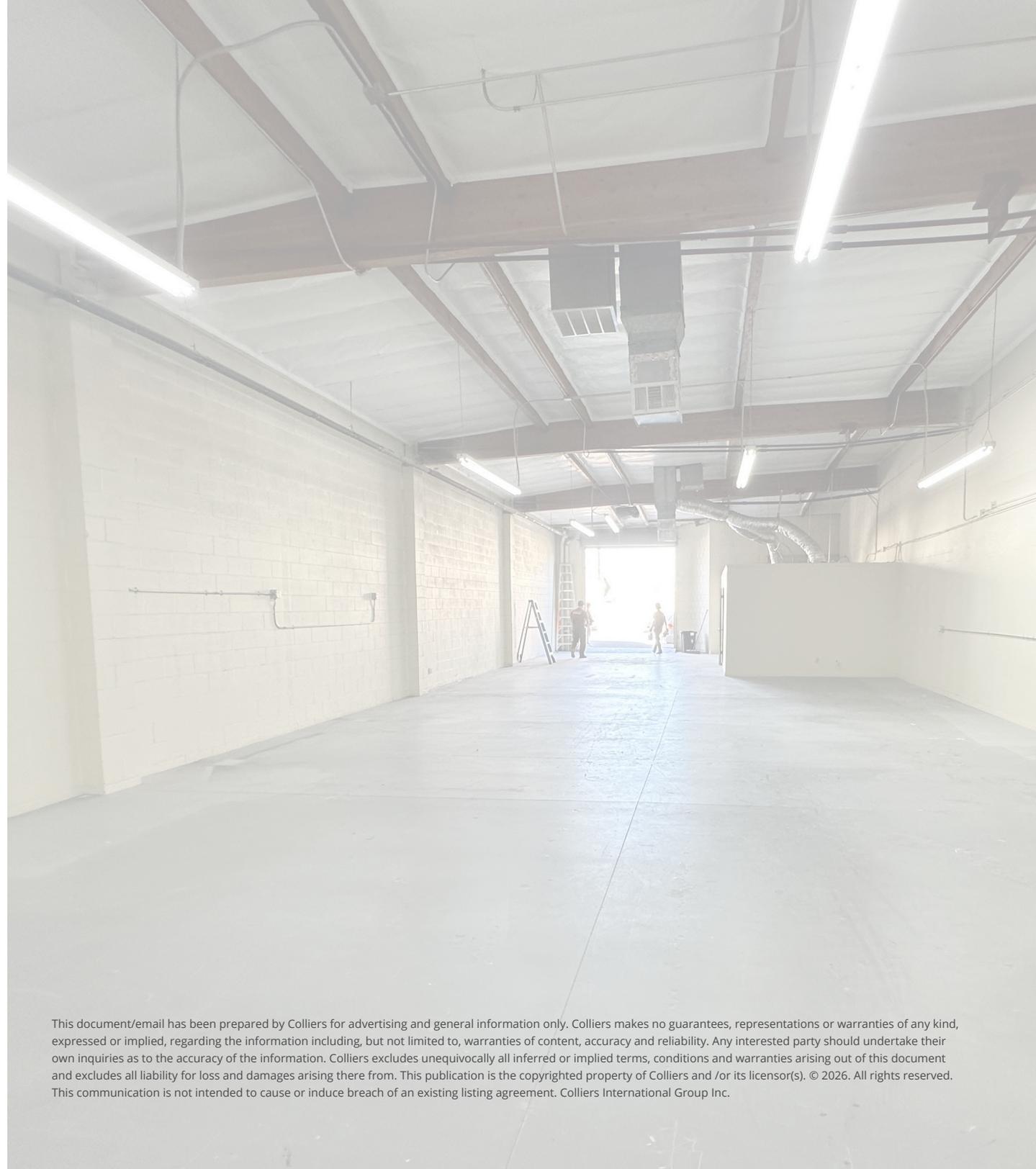
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Available SF 2,650 SF

Industrial For Sublease

Building Size 39,800 SF

**Address:**

16760 Stagg St, Unit 201, Van Nuys, CA 91406

**Cross Streets:**

Balboa Blvd/Stagg St

Sublease Through 8/31/2027

Longer Term available

M2 Zoned

Fully HVAC'D

Central SFV Location/ Close to Van Nuys Airport

<b>Lease Rate/Mo:</b>	\$5,060	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	282 SF / 2
<b>Lease Rate/SF:</b>	\$1.91	<b>Clear Height:</b>	13'-14"	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Industrial Gross	<b>GL Doors/Dim:</b>	1 / 10'x11'6"	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,650 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	2,650 SF	<b>A: 225 V: 120/208 Q: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	P0L	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Sublease Through 08/31/2027	<b>Const Status/Year Blt:</b>	Existing / 1986	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Wise HVAC:</b>	Yes	<b>Possession:</b>	30 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 3 / Ratio:</b>	1.1:1	<b>Vacant:</b>	No
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	M2	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Central SFV
<b>Zoning:</b>				<b>APN#:</b>	2205-007-027
<b>Listing Company:</b>	Colliers				
<b>Agents:</b>	<a href="mailto:cole.taylor@colliers.com">Cole Taylor</a>				
<b>Listing #:</b>	44370366				
<b>Notes:</b>	Lessee to verify all information, including electrical service.				
				<b>FTCF:</b>	CB250N000S000