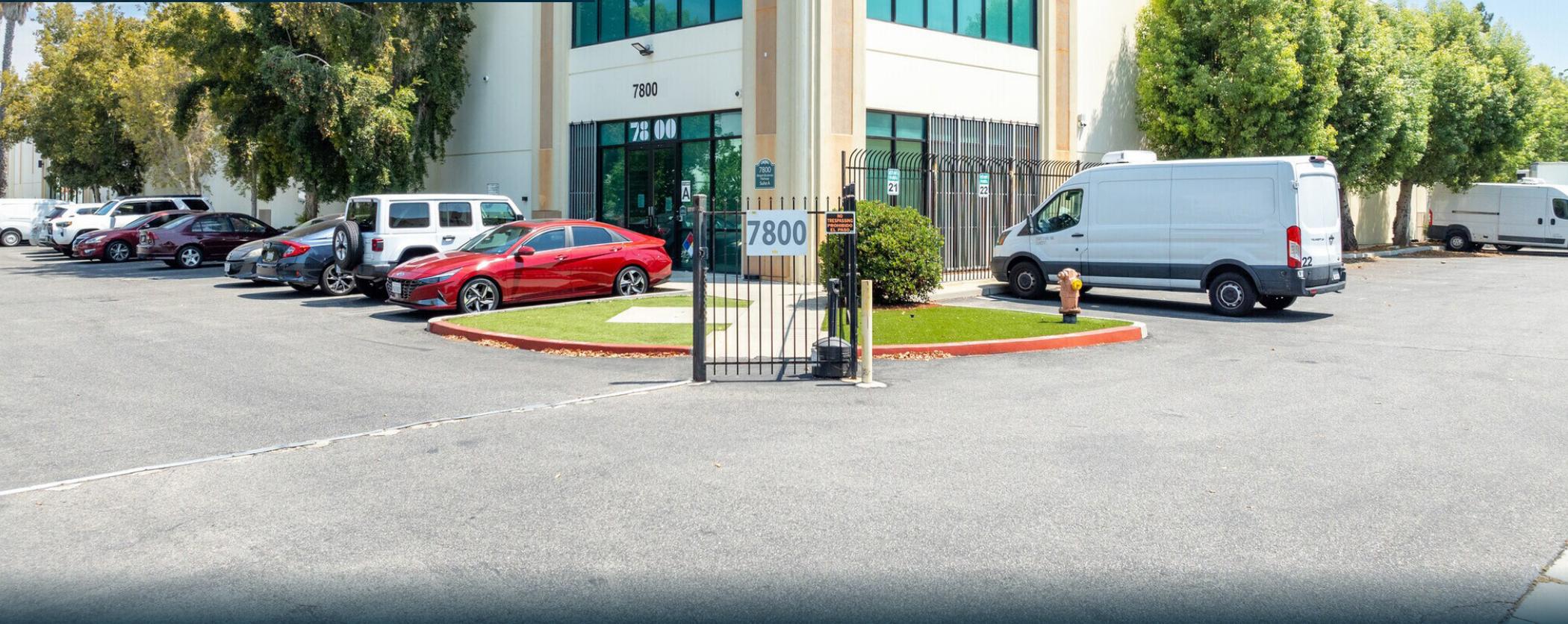


# For sublease

7800 Airport Business Parkway  
Unit B  
Van Nuys, CA 91406



**30,000 SF**  
SUBLEASE THRU JAN 2028



# Van Nuys

## INDUSTRIAL POWERHOUSE OF THE SAN FERNANDO VALLEY

Van Nuys stands as the industrial backbone of the San Fernando Valley, strategically positioned at the center of a thriving metropolitan region home to over 1.8 million residents across Burbank, San Fernando, Glendale, and the greater Valley. This dynamic district is experiencing unprecedented investment in home improvements and commercial development, driven by Los Angeles' preparation for the 2028 Olympics. Van Nuys' central location provides unmatched connectivity throughout the entire Valley, offering businesses seamless access to diverse markets and communities. The city's strategic focus on infrastructure enhancement creates an ideal environment for companies seeking comprehensive distribution coverage across one of California's largest population centers.

### KEY HIGHLIGHTS:

- **Central Valley Position:** Strategic location enabling efficient distribution throughout the San Fernando Valley's 1.8+ million residents
- **Regional Connectivity:** Direct access to I-405, US-101, and I-5 freeways connecting Burbank, Glendale, San Fernando, and all Valley communities
- **Olympic Investment:** City-wide infrastructure improvements and commercial development in preparation for 2028 Olympics
- **Distribution Hub:** Seamless routes to Ports of Los Angeles and Long Beach while serving the entire Valley market
- **Aviation Advantage:** Central access to Van Nuys Airport, Hollywood Burbank Airport, and LAX for comprehensive logistics solutions

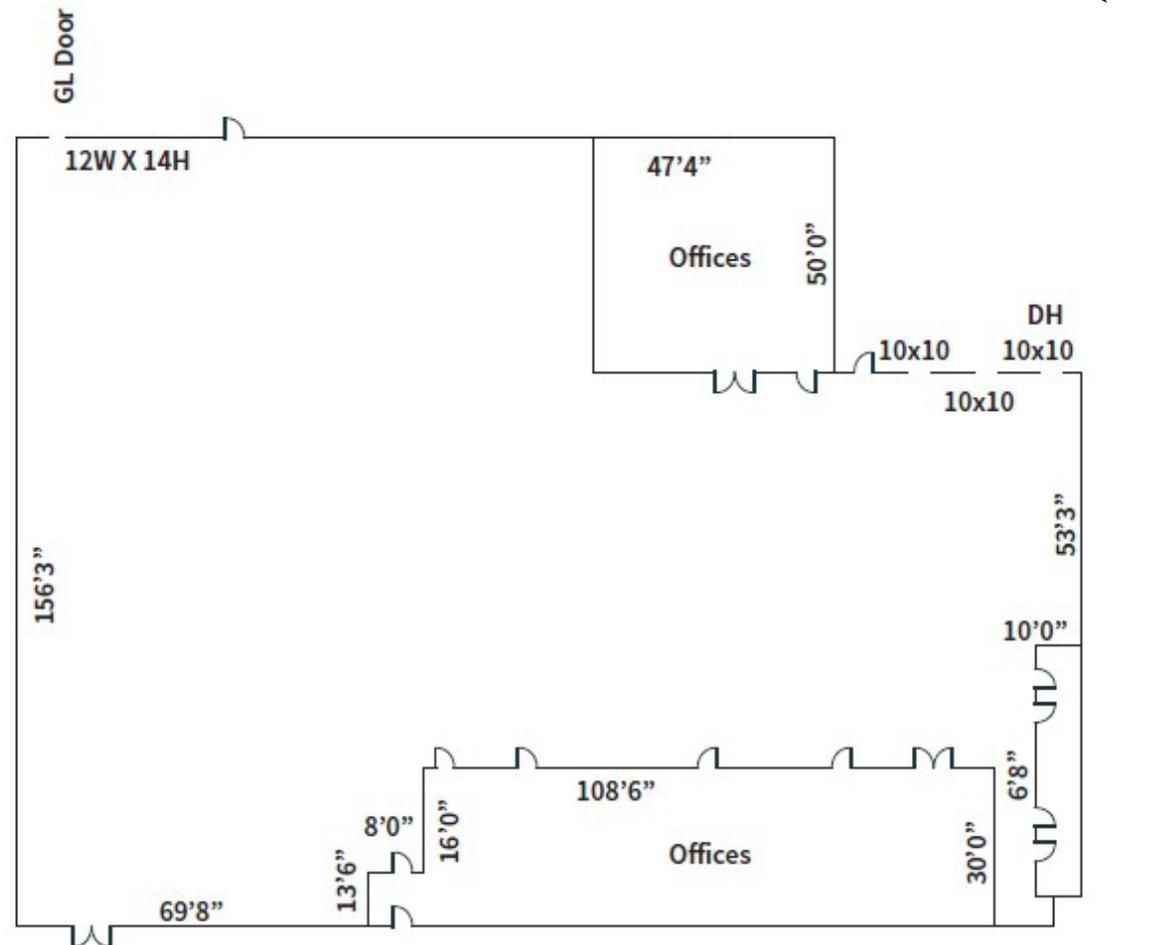


# PROPERTY DETAILS + FLOORPLAN

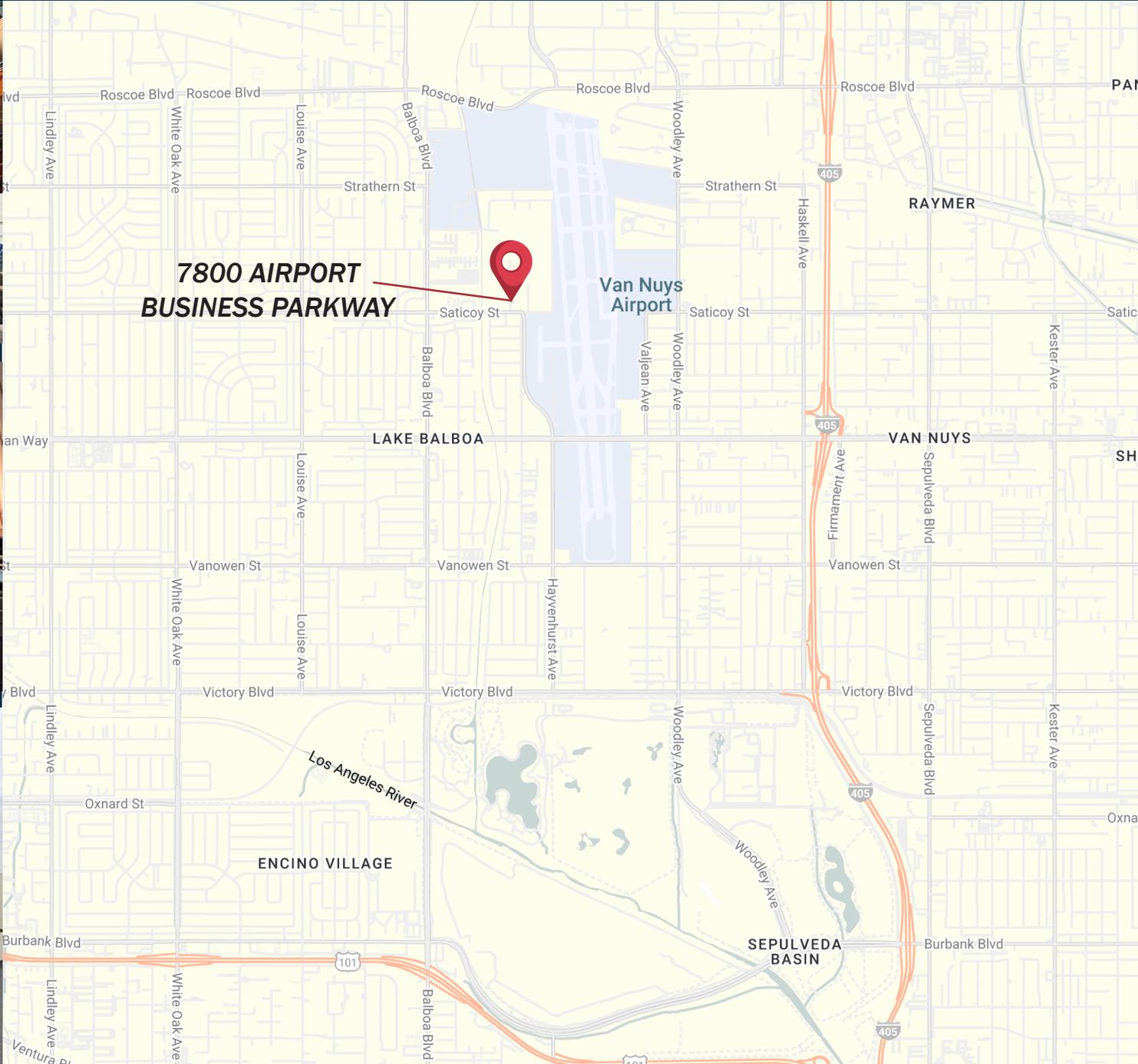
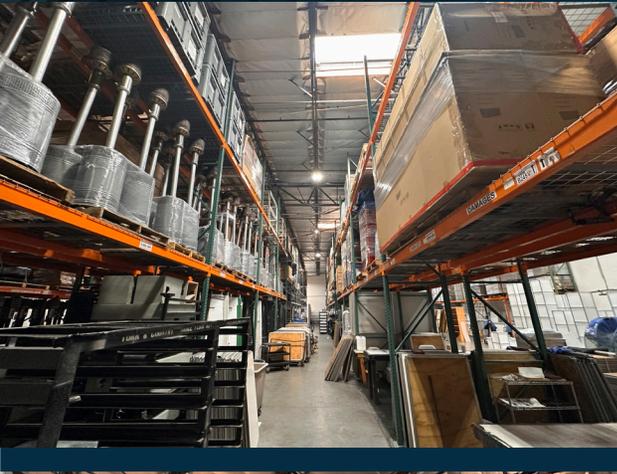
- **24' CLEAR HEIGHT**
- **3 DOCK HIGH DOORS**
- **1 GROUND LEVEL DOOR**
- **5,800 SF OFFICE SPACE**
- **2000A 480/277V 3P 4W**
- **SPRINKLERED FACILITY**

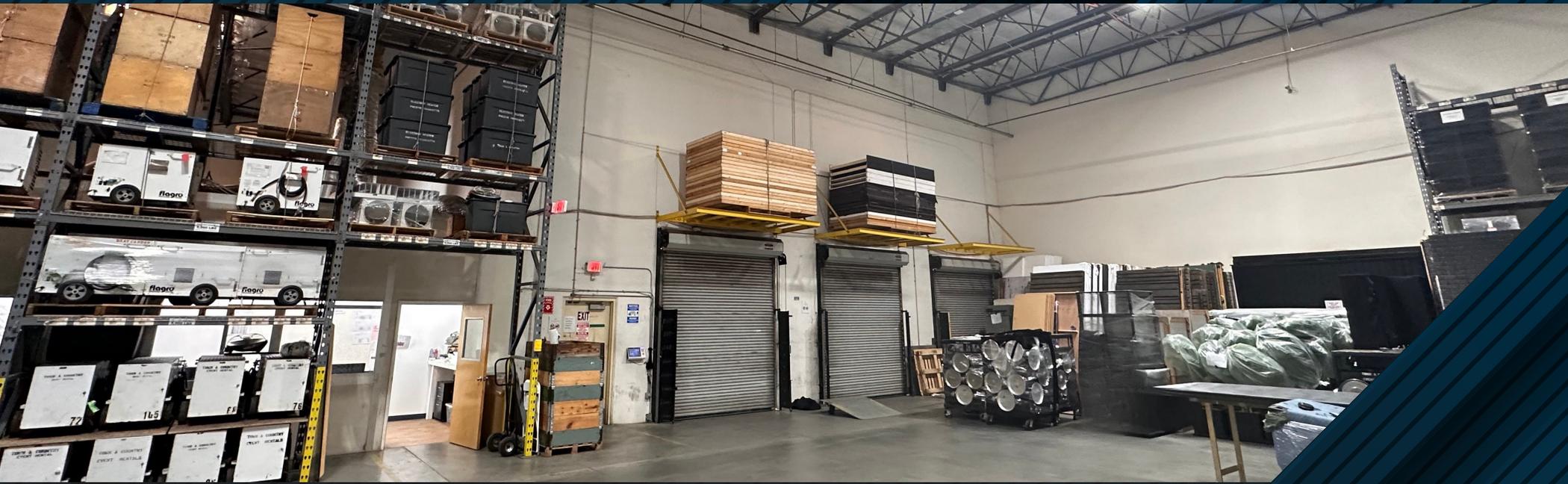
Position your business for success in Van Nuys, the industrial core of the San Fernando Valley. This strategic location offers unrivaled logistical access with immediate connectivity to the I-405, US-101, and I-5 freeways, ensuring efficient distribution to the Ports of Los Angeles and Long Beach and across Southern California. Supported by a vast and skilled local workforce and close proximity to both LAX and Van Nuys Airport, the area provides the ideal foundation for manufacturing, logistics, and distribution operations to thrive.

30,000 SF AVAILABLE



# AERIAL MAP





## **BROKER TEAM:**

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