

**FOR LEASE - BRAND NEW VAN NUYS SPEC  
DEVELOPMENT PROJECT**



# **VAN NUYS INDUSTRIAL PARK**

16320 Raymer Street, Van Nuys, CA

**BRAND NEW 38,085 SF INDUSTRIAL BUILDING  
ANTICIPATED COMPLETION Q2 2025**



## PROPERTY HIGHLIGHTS

- State-of-the-Art, Turnkey, High Image Industrial Park Located in Prime Central SFV Location
- Excellent Main Street Signage Opportunities.
- Excellent Distribution & Last Mile Logistics Location - Approximately 1.8 Million SFV Residents Within a 30 Minute Drive Time
- Immediate (405) Freeway Access via Roscoe Blvd On/Off Ramp
- Adjacent Land Available for Outside Storage or Additional Parking Needs
- Designed & Developed to LEED Certified Standards

## PROPERTY FEATURES

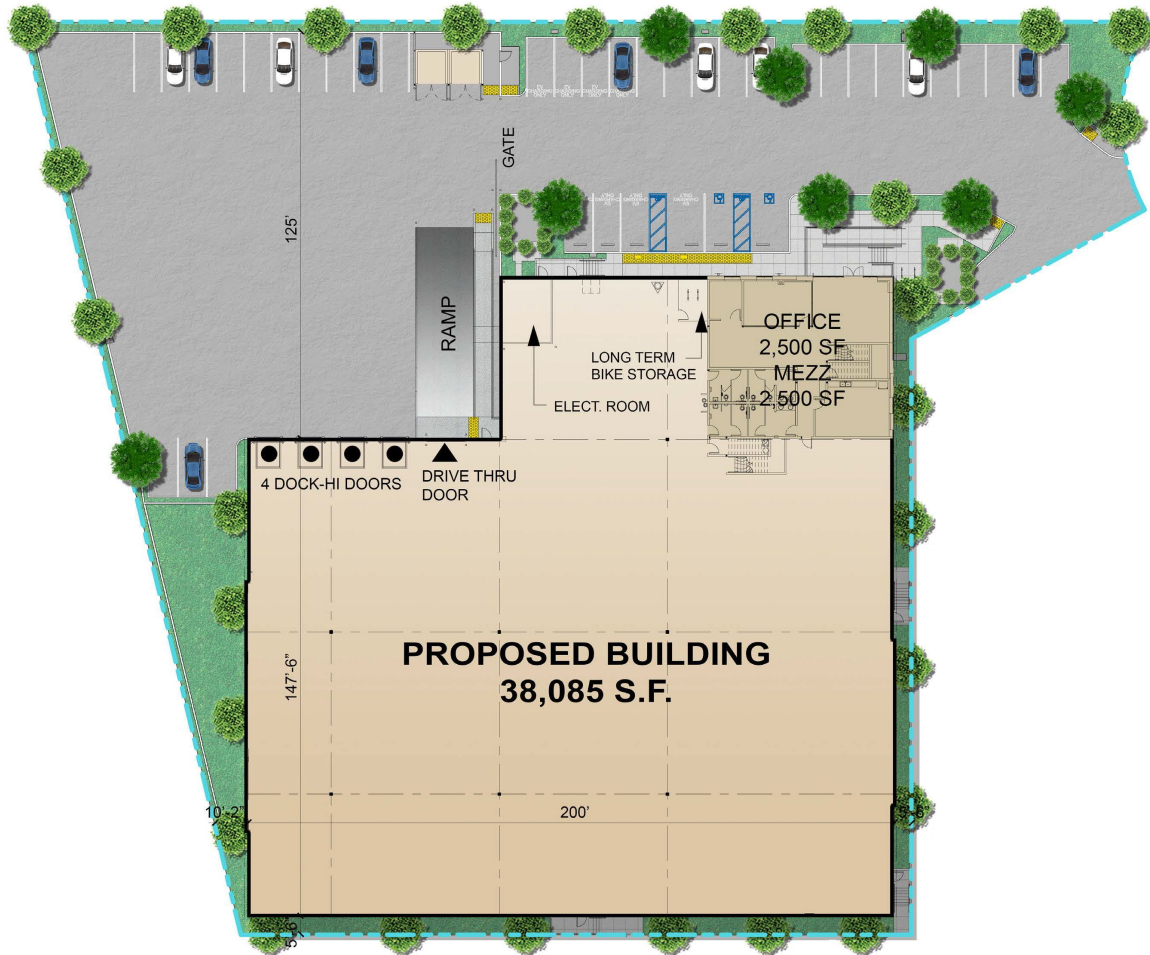
<b>Free Standing Building With Secured Yard:</b>	38,085 SF on 1.68 Acres
<b>Office:</b>	5,000 SF
<b>Speed Bay Spacing:</b>	60' Speed Bay, 50' Typical Bay Spacing Perpendicular to Dock Doors
<b>Loading:</b>	4 Dock High & 1 Grade Level Loading Position
<b>Clear Height:</b>	32' Clear Minimum
<b>Sprinkler:</b>	ESFR K-25 Sprinkler Systems
<b>Power:</b>	1,200 AMP Main Service Panels
<b>Skylight Coverage:</b>	2.5%





# BUILDING DETAILS

16320 Raymer Street, Van Nuys, CA



<b>Address:</b>	16320 Raymer Street Van Nuys, CA
<b>Architect:</b>	Herdman Architecture + Design, Inc.
<b>Total Building (in Square Feet):</b>	38,085 SF
<b>Total Office Area:</b>	5,000 SF
<b>Ground Floor Office:</b>	2,500 SF
<b>Mezzanine Office:</b>	2,500 SF
<b>Land Area:</b>	78,378 SF
<b>Auto Parking Stalls:</b>	40 Stalls
<b>Dock High Doors:</b>	4 Dock Doors (9'x10'H)
<b>Loading Packages:</b>	40K LB Mechanical levers installed on every door
<b>Grade Level Doors:</b>	1 (12'x14' H)
<b>Clear Height:</b>	32' Clear Minimum
<b>Truck Court Depth</b>	125'
<b>Electrical:</b>	1,200-amp main service panel
<b>Paving:</b>	100% Concrete



# RACKING DESIGN

## RAYMOND WEST INTRALOGISTICS SOLUTIONS

Contact: Greg Hanoian  
Phone: 562.447.5891  
Email: greg.hanoian@raymondwest.com

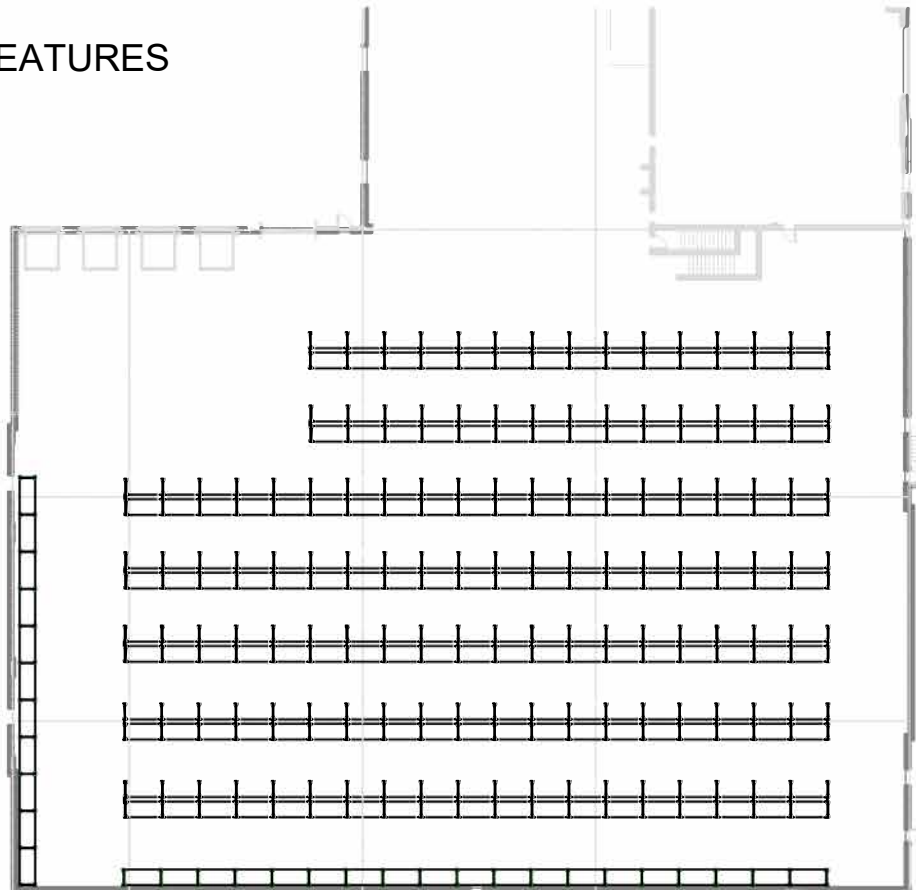
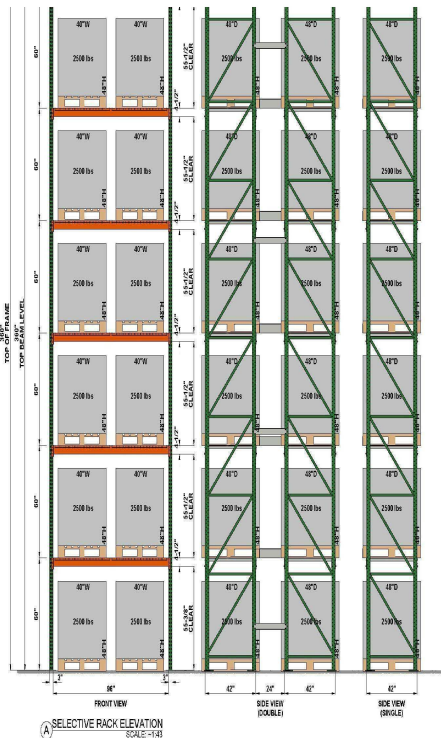
No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

### Total Pallet Positions

- Approximately 1,680 pallet positions (56" Tall Pallets)
- Approximately 1,380 pallet positions (60" Tall Pallets)
- Approximately 1,100 pallet positions (72" Tall Pallets)



### CONCEPTUAL RACKING FEATURES





# PROPERTY LOCATION



## DISTANCE FROM SUBJECT PROPERTY

	405 Freeway	1.1 Mile
	101 Freeway	5 Miles
	5 Freeway	6.3 Miles
	Woodland Hills	10.8 Miles
	Burbank Airport	9.4 Miles
	Santa Clarita	16.5 Miles
	Century City	18.4 Miles
	Hollywood	15.9 Miles
	Downtown Los Angeles	21.1 Miles
	Los Angeles International Airport	25 Miles
	Port of Los Angeles	42.5 Miles
	Port of Long Beach	44.2 Miles



# NEARBY AMENITIES & CORP. NEIGHBORS

 Van Nuys Industrial Park

