

14808 Oxnard St

Van Nuys, CA 91411

Strategically Located Van Nuys Business Park

3,350 SF Available



WEST ENTRANCE



EAST ENTRANCE



Available: 3,350 SF



Office measures 240 SF



Power: 400 A/480/2700V/3p/4w



\$1.85 MG Asking Rate



Clear Height: 12'



Loading: 2 10'w x 10'h GL Doors



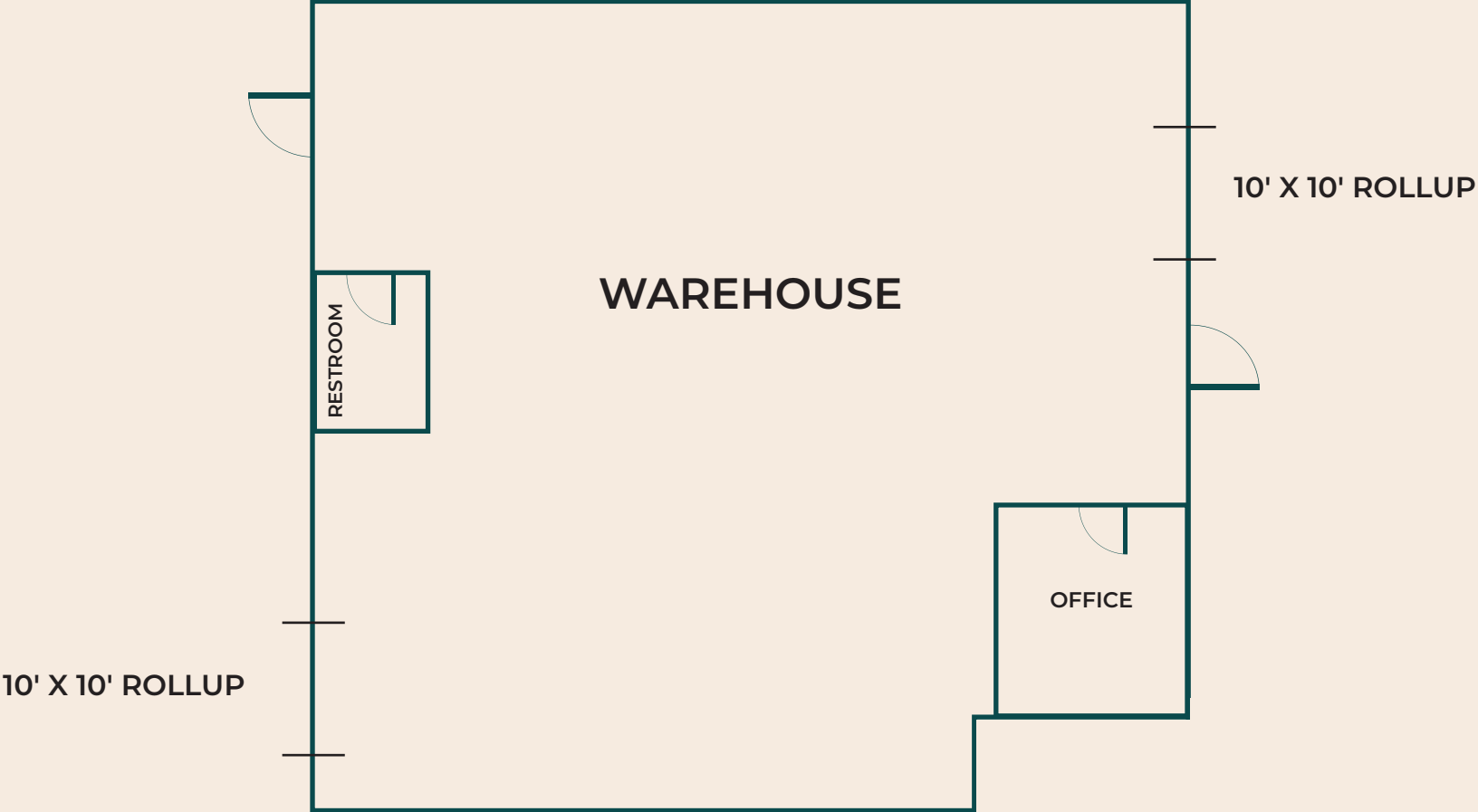
Term: 3-5 Years



6 Parking Spaces



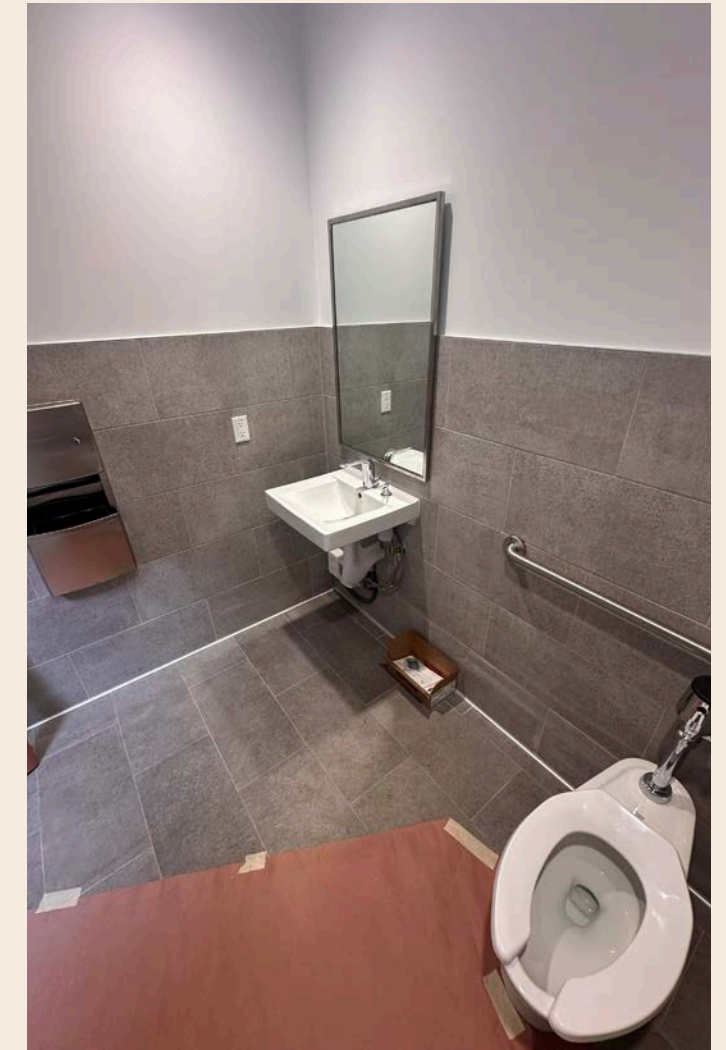
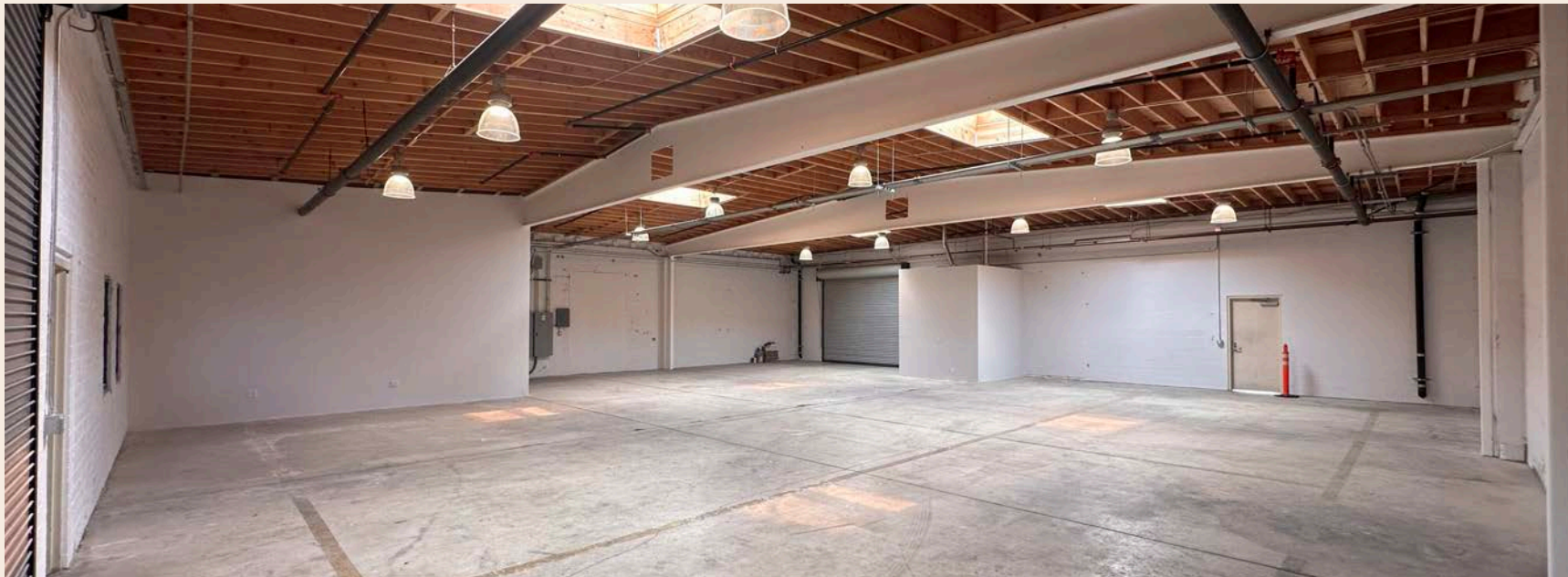
FLOORPLAN



THIS DEPICTION IS NOT TO SCALE AND SHOULD NOT BE RELIED ON AS ACCURATE, FOR VISUAL PURPOSES ONLY*



INTERIOR PHOTOS



THE RANCH

Spanning 15+ acres from Oxnard Street to Califa Street and Kester Avenue to Cedros Avenue, the Oxnard Business Park stands as a beacon of opportunity in the thriving Van Nuys industrial landscape. This expansive complex offers over 250,000+ square feet of diverse space, catering to industrial, office, life science, and retail needs.

Strategic Location: Positioned in the valuable Oxnard Street industrial submarket, the park boasts unparalleled convenience as the closest industrial zone West Los Angeles. This prime location makes it an ideal hub for home improvement businesses and a wide range of other industries.

Professional Environment: Experience a meticulously maintained, well-landscaped setting that reflects the highest standards of professionalism. The park provides the perfect backdrop for businesses looking to make a lasting impression.

Amenity-Rich Surroundings: Enjoy proximity to an array of amenities, enhancing both work and leisure:

Retail giants: Costco, Target, and Petco

Shopping: Westfield Fashion Square, Sherman Oaks Galleria, Keyes on Van Nuys

Recreation: Woodley Lakes & Balboa Golf Courses

Transportation: Van Nuys Airport

Education: LA Valley College

The Oxnard Business Park offers a unique blend of functionality, accessibility, and professional atmosphere. Join this thriving community and position your business for success in this dynamic Van Nuys location.



THE RANCH



Oxnard Street

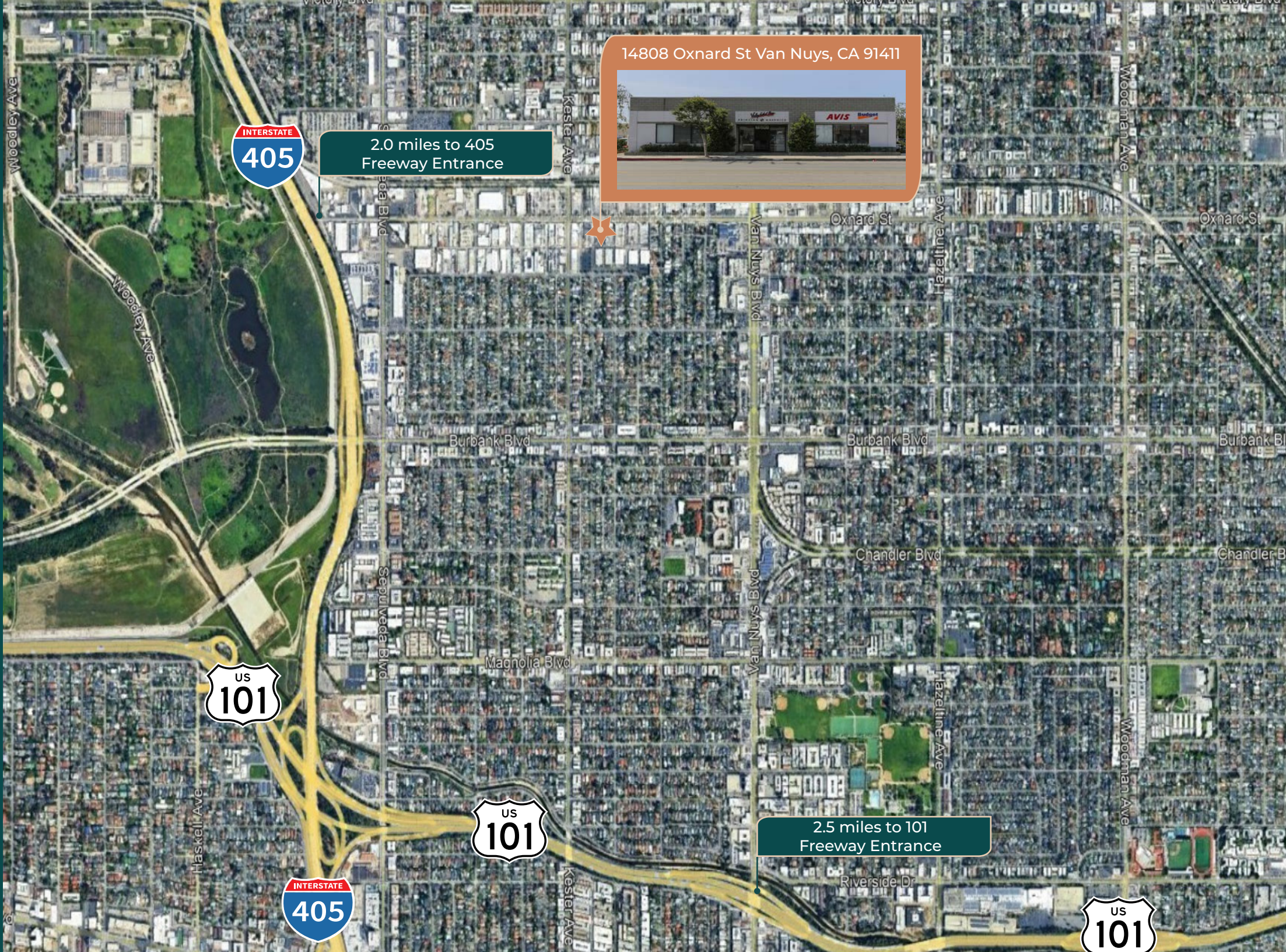
Cedros Ave.

Kester Ave.

Califa Street

14808 Oxnard

Property Overview Map



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2.0 miles to 405 Freeway Entrance

2.5 miles to 101 Freeway Entrance





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