



FOR LEASE

North Hills Industrial Park
16689 Schoenborn St
Van Nuys, CA 91343

136,240 SF Industrial Building



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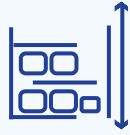
Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Class A Industrial
Building with Excellent
Van Nuys Location



30' Clear;
1200A/480V
Electrical



ESFR
Sprinklers



12 Truck High &
2 Ground Level
Doors



Proposed Office Layout
Up to 6,790 SF



Direct 405 Freeway
Access to West LA

Available SF	136,240
Monthly Rent	\$265,668.00
Lease Rate PSF	\$1.95 NNN / Op.Ex. \$0.15
Clear Height	30'
DH Doors / Dim	12 / 9'x10'
GL Doors / Dim	2 / 12'x14'
Power	1200A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	273 / 2.0:1
Office SF	Proposed Office Layout
Bay Spacing	59' x 52' on Center
Yard	Paved
Zoning	M1 / M2 / P1
Year Built	2004
Possession	90 Days
To Show	Call Agent

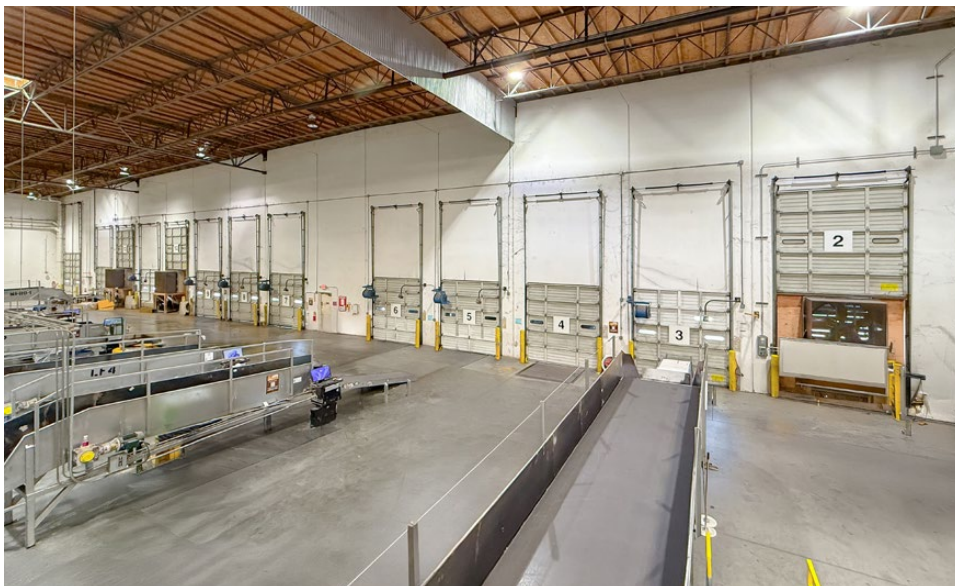
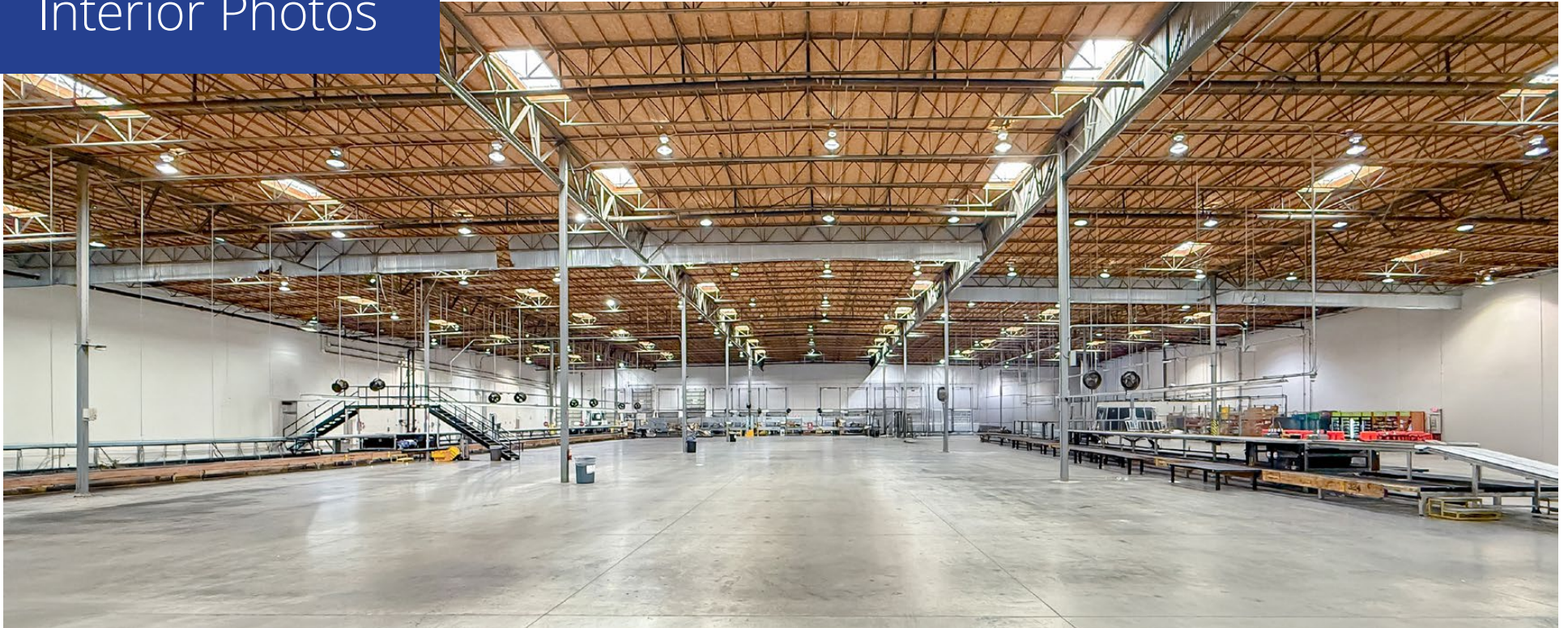


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

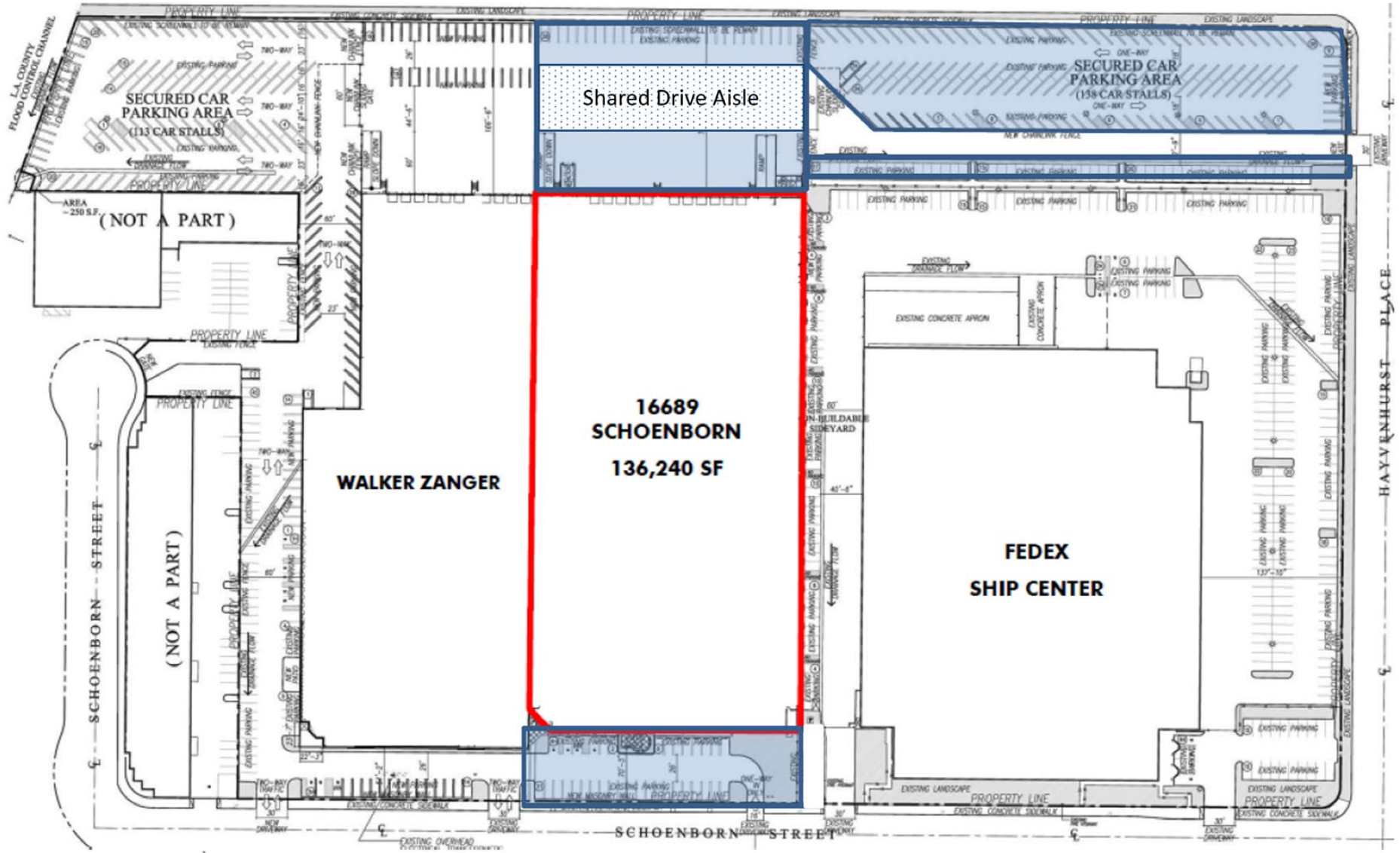
Exterior Photos



Interior Photos



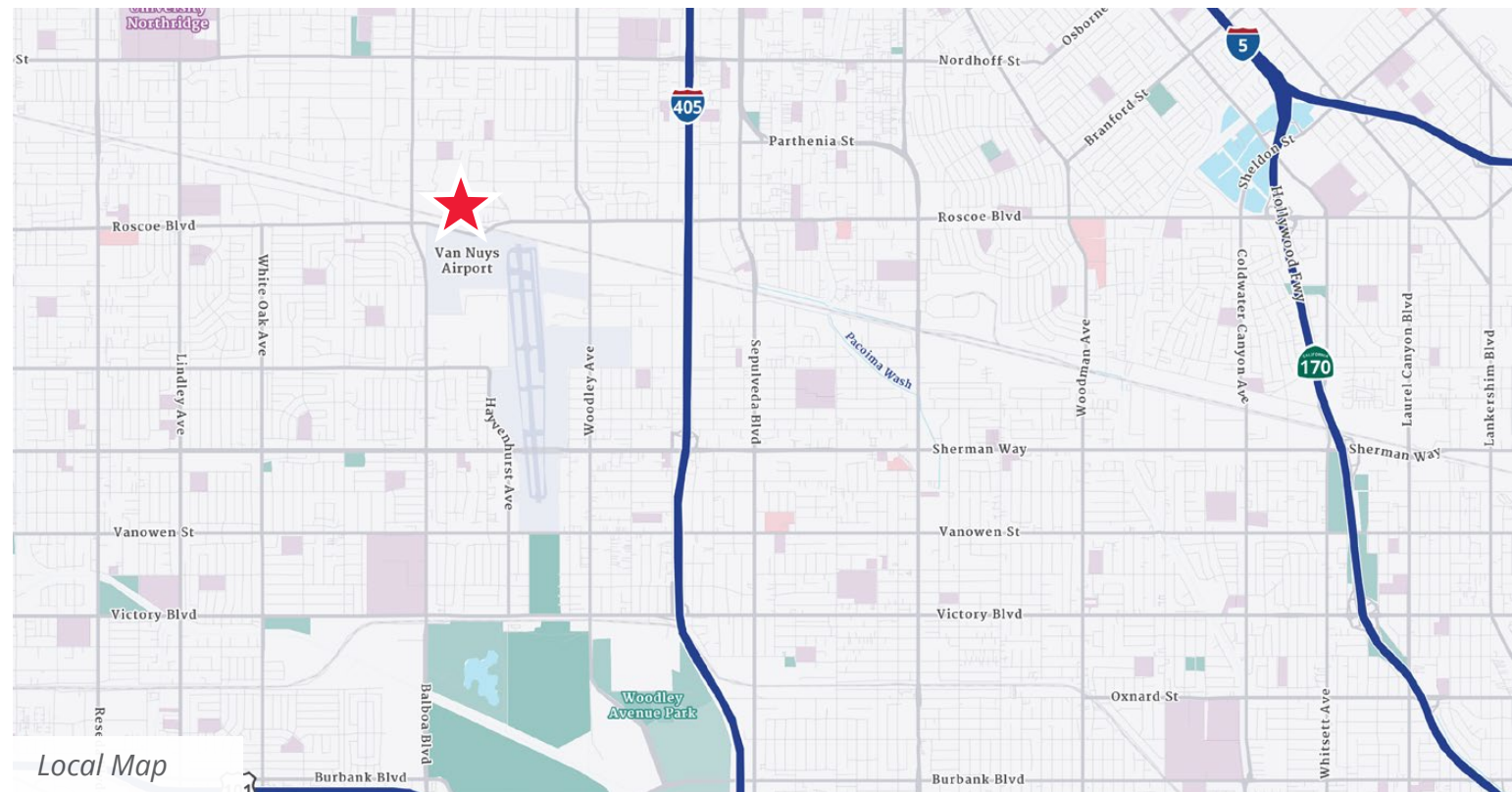
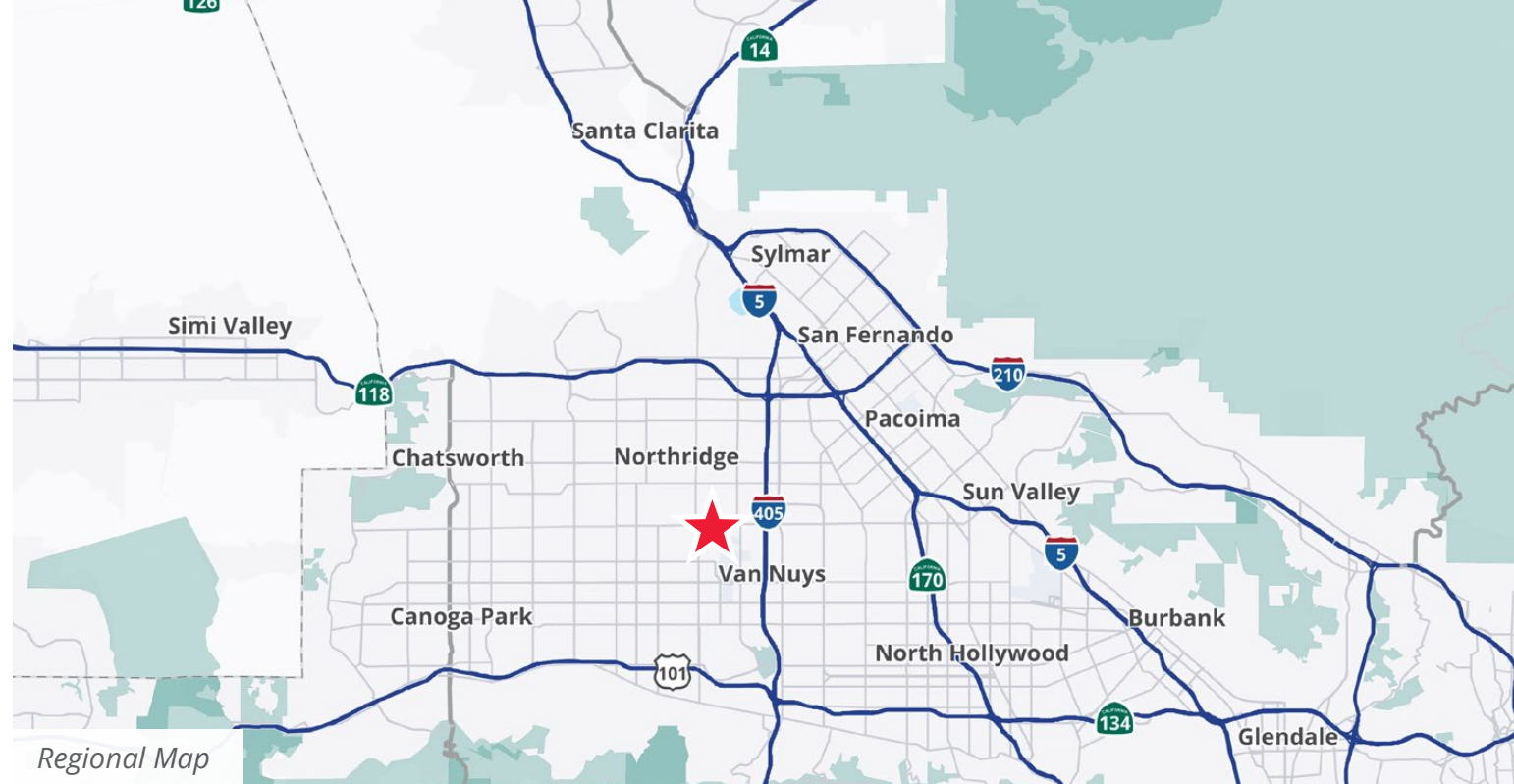
Site Plan



Proposed Office Layout



Location Maps





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Contact Info

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