

AVAILABLE FOR IMMEDIATE OCCUPANCY



VAN NUYS INDUSTRIAL PARK

16320 Raymer Street, Van Nuys, CA

BRAND NEW 38,085 SF INDUSTRIAL BUILDING



PROPERTY HIGHLIGHTS & FEATURES

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

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

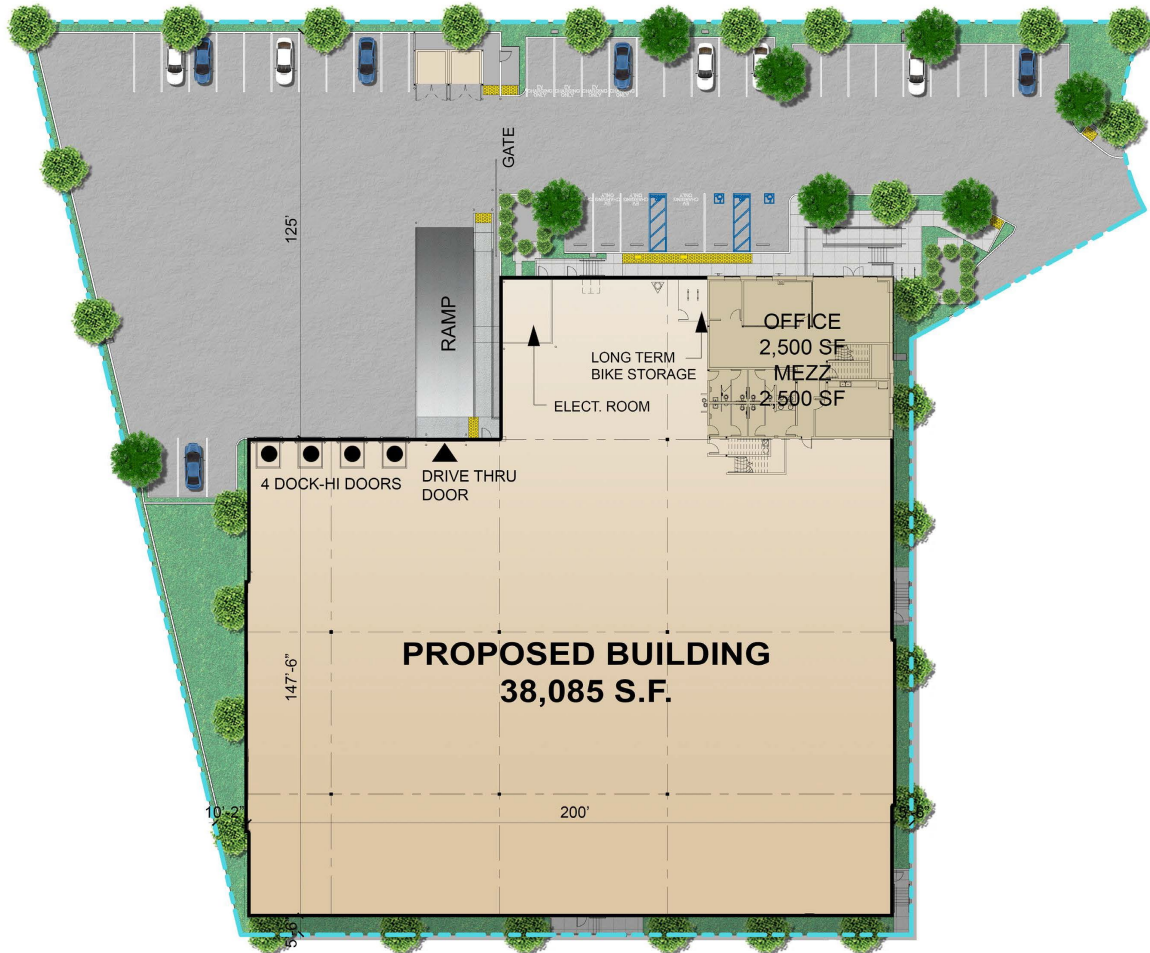
*Contact broker regarding increased power capabilities





BUILDING DETAILS

16320 Raymer Street, Van Nuys, CA

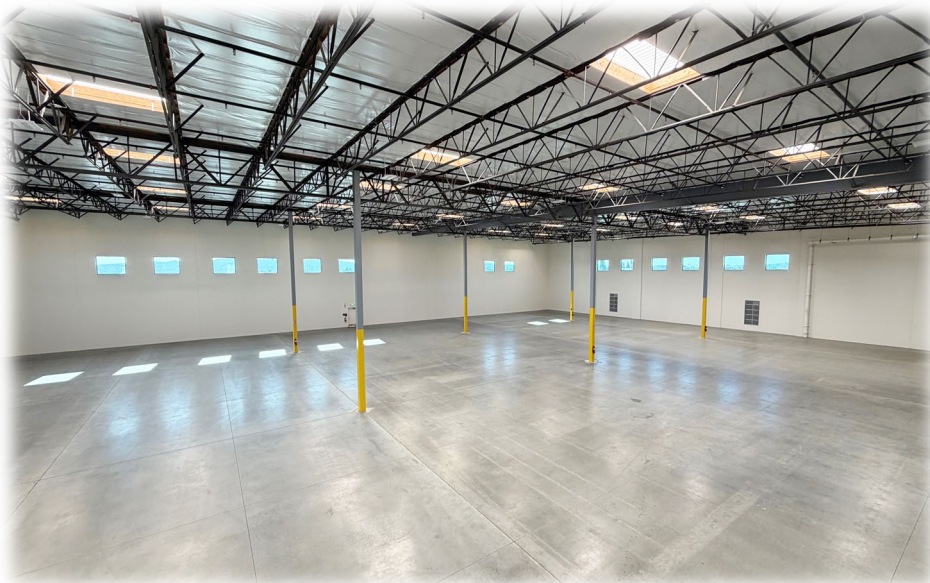


Address:	16320 Raymer Street Van Nuys, CA
Architect:	Herdman Architecture + Design, Inc.
Total Building (in Square Feet):	38,085 SF
Total Office Area:	5,000 SF
Ground Floor Office:	2,500 SF
Mezzanine Office:	2,500 SF
Land Area:	78,378 SF
Auto Parking Stalls:	40 Stalls
Dock High Doors:	4 Dock Doors (9'x10'H)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

*Contact broker regarding increased power capabilities

INTERIOR PHOTOS

16320 Raymer Street, Van Nuys, CA | 38,085 SF



PROPERTY LOCATION



VAN NUYS INDUSTRIAL PARK

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





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