



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



5,074 SF INDUSTRIAL BUILDING FOR LEASE

16146 Leadwell St., Van Nuys, CA

RYAN PELINO

Associate

818.854.5514

rpelino@lee-re.com

DRE #02223932

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

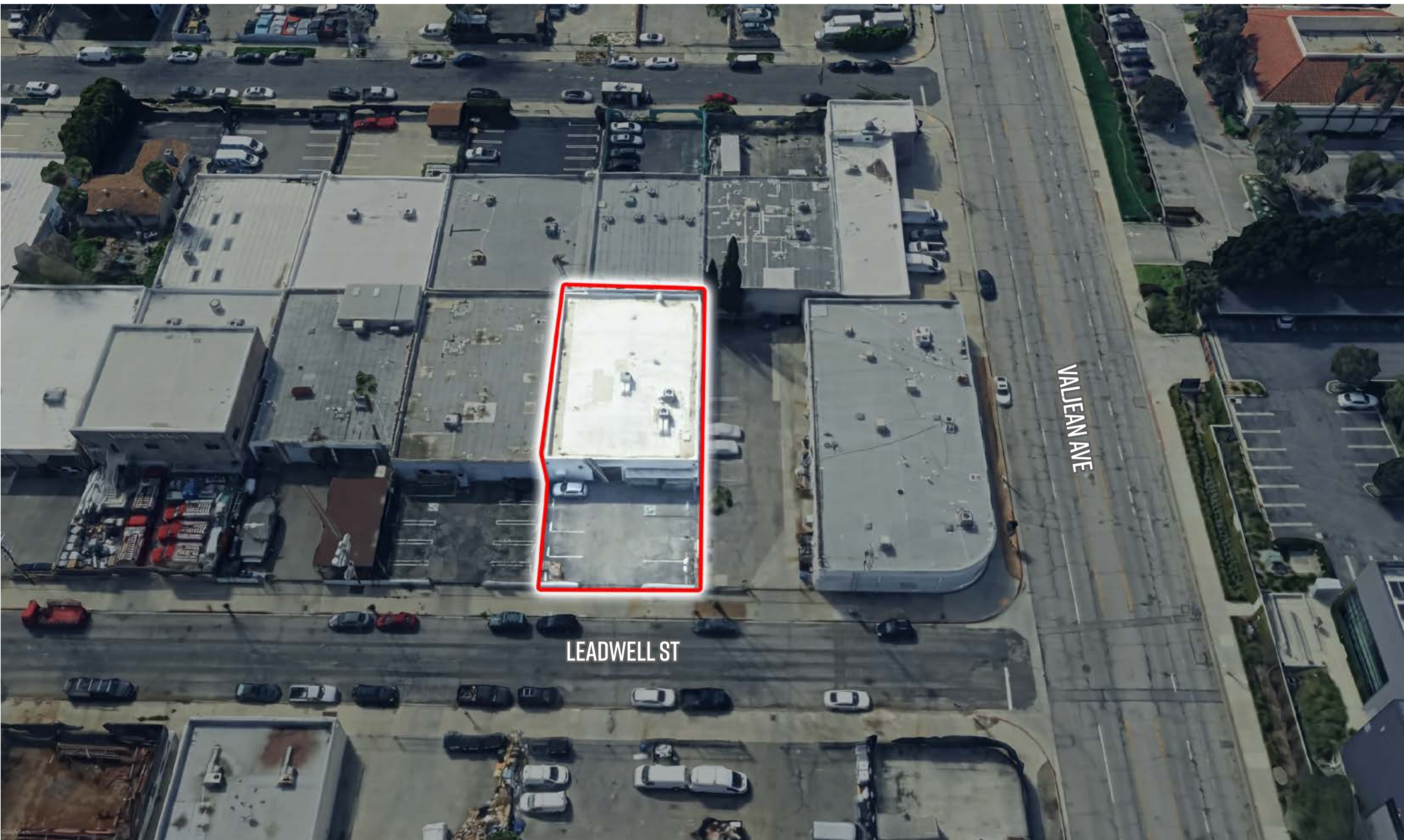
PROPERTY SPECIFICATIONS

Building Size	5,074 SF
Office Size	1,800 SF
Clear Height	12 Feet
Power	200 AMPs
Zoning	M1
Parking	9 Stalls
Lease Rate	\$1.87 PSF Gross



PROPERTY HIGHLIGHTS

- Free-Standing, Secured Building
- Prime Van Nuys Location - One Minute to the 405
- Next to Van Nuys Airport
- Fully Air Conditioned



LEADWELL ST

VALLEJAN AVE

California State University
Northridge

Northridge

Target, CVS pharmacy, Starbucks, Albertsons, Burger King, Planet Fitness, Pizza Hut, McDonald's, Poffo Loco, Subway, Jamba, Bank of America

citibank, Auto Zone

Marshalls, Walgreens, YOSHINOYA, Auto Zone, McDonald's, KICK, Public Storage, Starbucks, DELTACO, TACO BELL, SUBWAY, Little Caesars, OVALBARIA SUPERMARKET, COLD STONE, BANK OF AMERICA

Walmart, 24 FITNESS, El Super, ROSS DRESS FOR LESS, Western Dental, DOLLAR TREE, IHOP, Food 4 Less, BANK OF AMERICA, SUBWAY, dds DISCOUNTS, Denny's, PEPBOYS AUTO, FINISH LINE, AÉROPOSTALE, ALDI, Poffo Loco, Wells Fargo, Carls Jr, Foot Locker, usbank, CHASE

LA FITNESS, Starbucks, Jack, Waba, FIVE GUYS, JASON MIESZ, Public Storage, CHIPOTLE MEXICAN GRILL

Food 4 Less, Quiznos Sub, POPEYES

Target, Subway, CVS pharmacy, Starbucks, Pizza Hut, Popeyes, WSS, Harbor Freight Tools

Living Spaces, ROSS DRESS FOR LESS, GAP, Starbucks, McDonald's, Tuti Frutti, Burger King, Five Below, Sally Beauty Supply, In-N-Out, PetSmart, Burlington, Smart & Final, Blaze Pizza, HIBBETT SPORTS, PODS, Party City, Old Navy, GNC, Chipotle, Accused Attorneys, Shoe Place

Ralphs, DELTACO, Public Storage, Poffo Loco, BR Big Boy Robbier, COLD STONE, CHASE, SUBWAY, GNC

Food 4 Less, Auto Zone, Subway, Denny's, POPEYES

16146
Leadwell St
Van Nuys, CA

Target, Subway, CVS pharmacy, Starbucks, Pizza Hut, Popeyes, WSS, Harbor Freight Tools

Big 5, Walgreens, Habit Burger Grill, Sizzler, Boston Market, Jamba, McDonald's, Pizza Hut, Papa John's, Dunkin' Donuts, Jason Miesz

McDonald's, Subway, Jack, GameStop, DELTACO

IN-N-OUT BURGERS

WALBARRIA SUPERMARKETS, TACO BELL

JONS fresh marketplace, CVS pharmacy, Waba, CHASE, planet fitness, BANK OF AMERICA

JONS fresh marketplace, CRUNCH FITNESS, FSC, Starbucks, Jack, YOSHINOYA, WSS, BANK OF AMERICA, citibank, CHASE, WELLS FARGO, SUBWAY, SKECHERS

O'Reilly AUTO PARTS, BR Big Boy Robbier, SUBWAY

Van Nuys

White Oak Ave

Louise Ave

Woodley Ave

Sepulveda Blvd

Van Nuys Blvd

Hazlet Ave

Woodman Ave

Plummer St

Nordhoff St

Parthenia St

Panorama Mall

Roscoe Blvd

Panorama City

The Plant Shopping Center

Saticoy St

Sherman Way

Vanowen St

Van Nuys Golf Course

Victory Blvd

Woodley Lakes Golf Course

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