



FOR LEASE

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

136,240 SF Industrial Building



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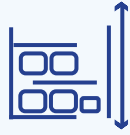
+1 818 334 1892

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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

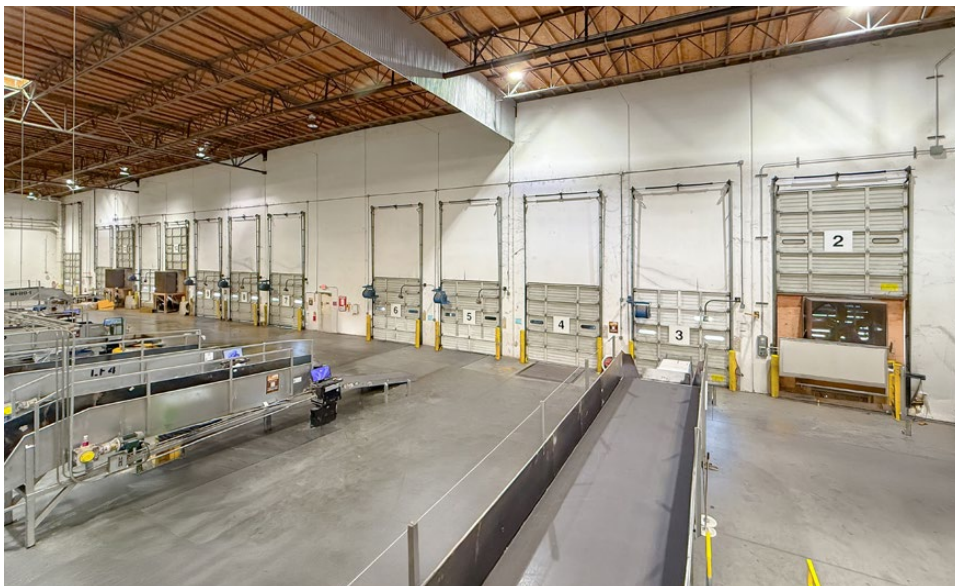
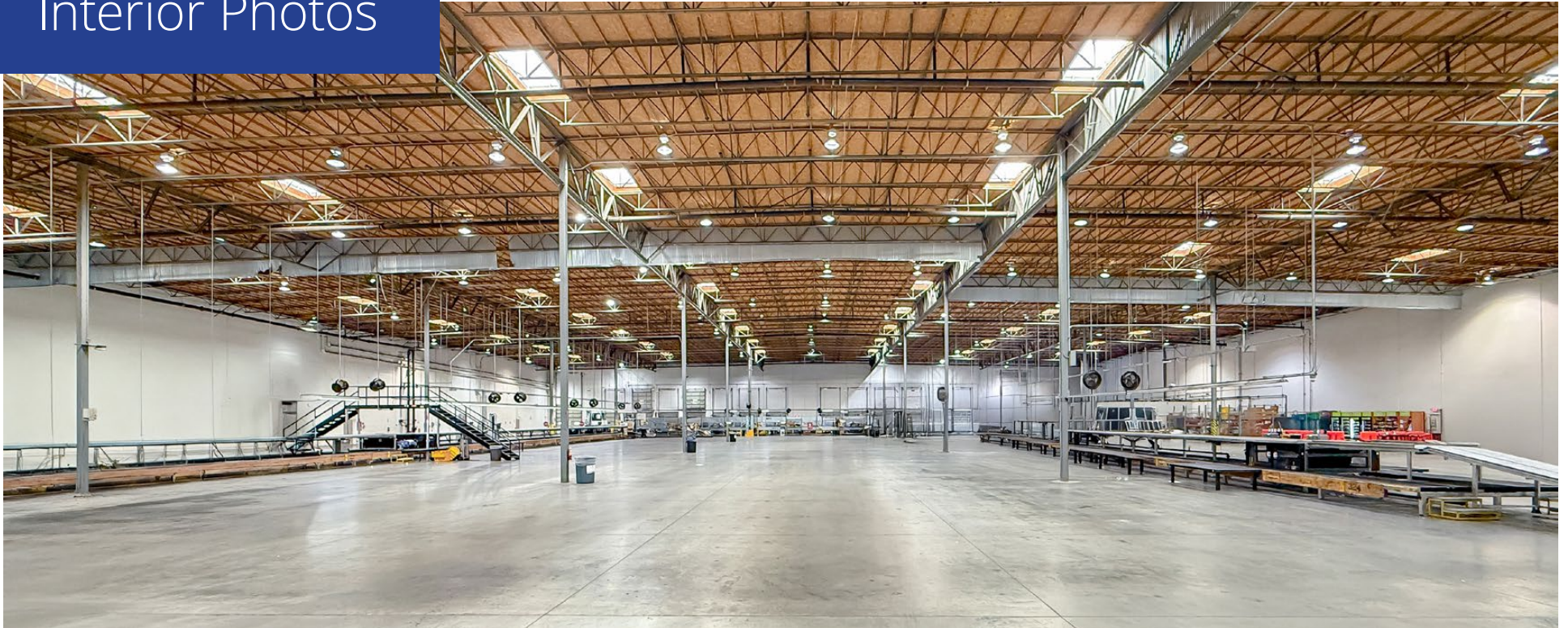


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

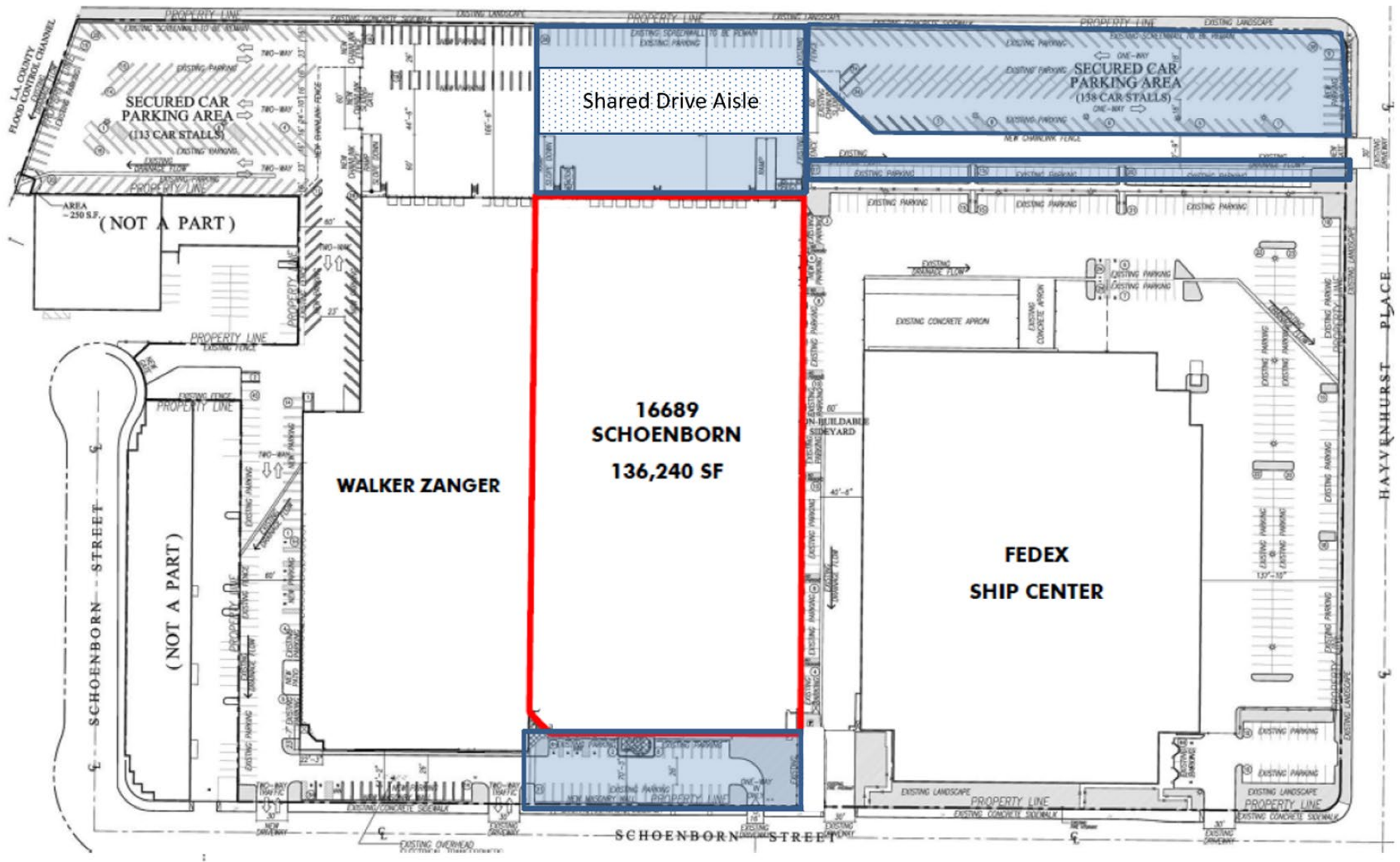
Exterior Photos



Interior Photos



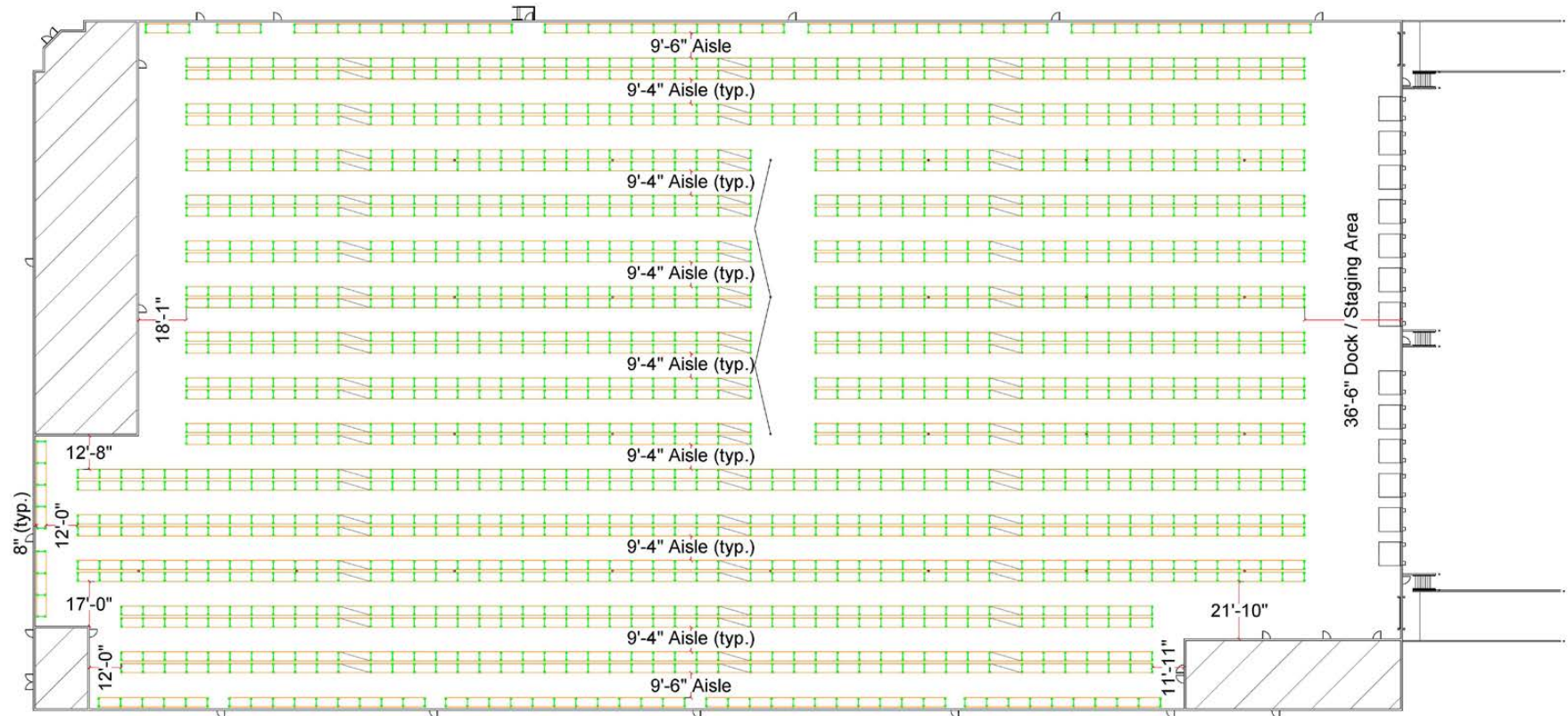
Site Plan



Proposed Office Layout

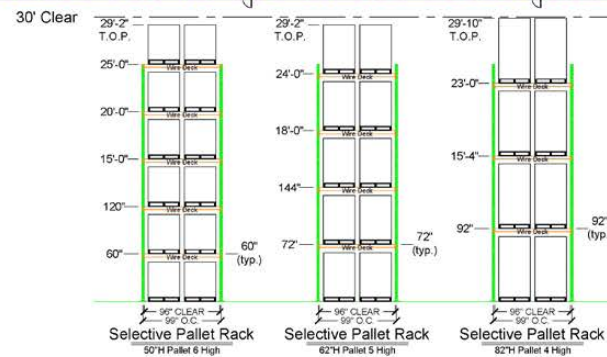


NORTH

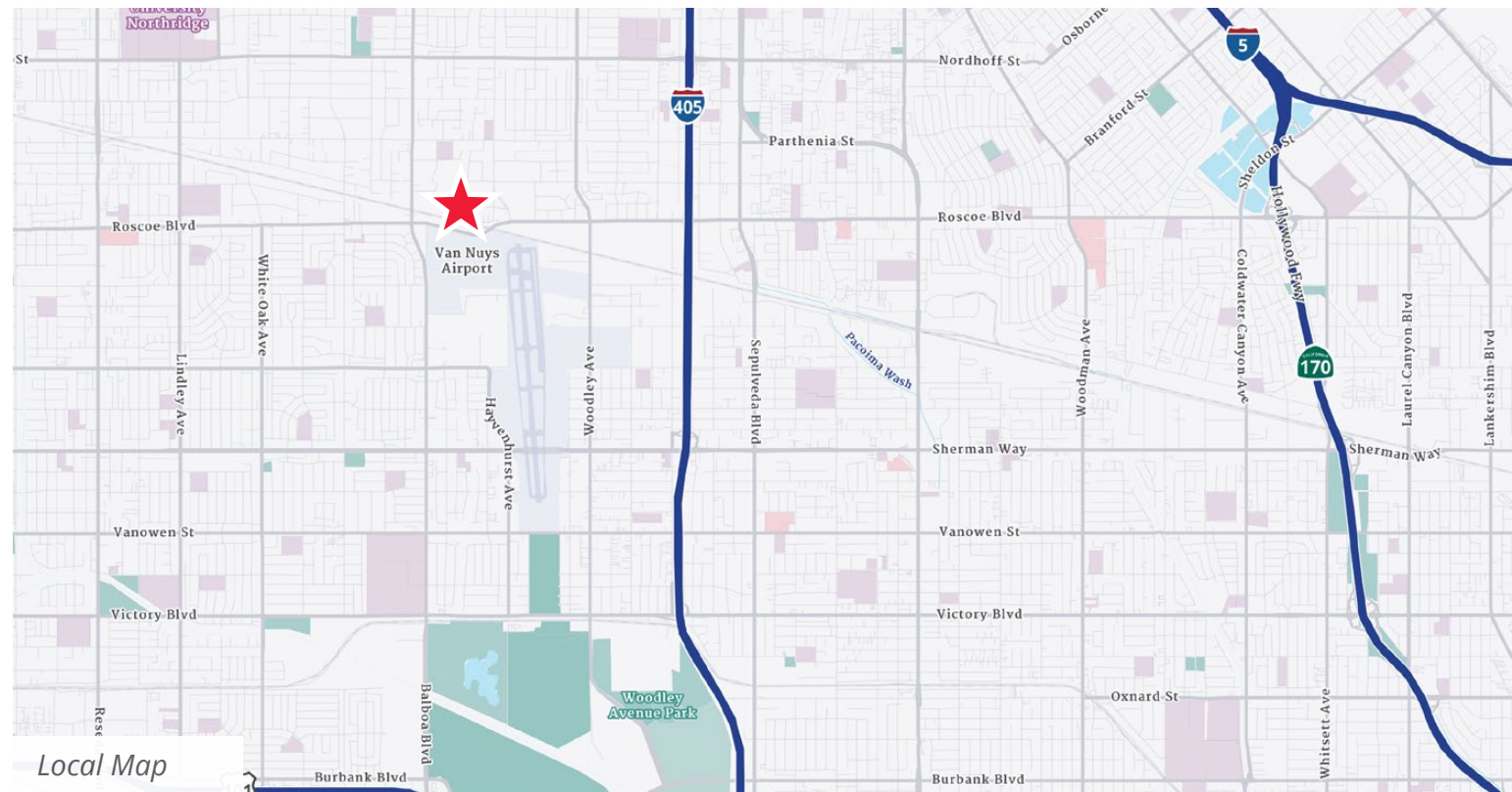
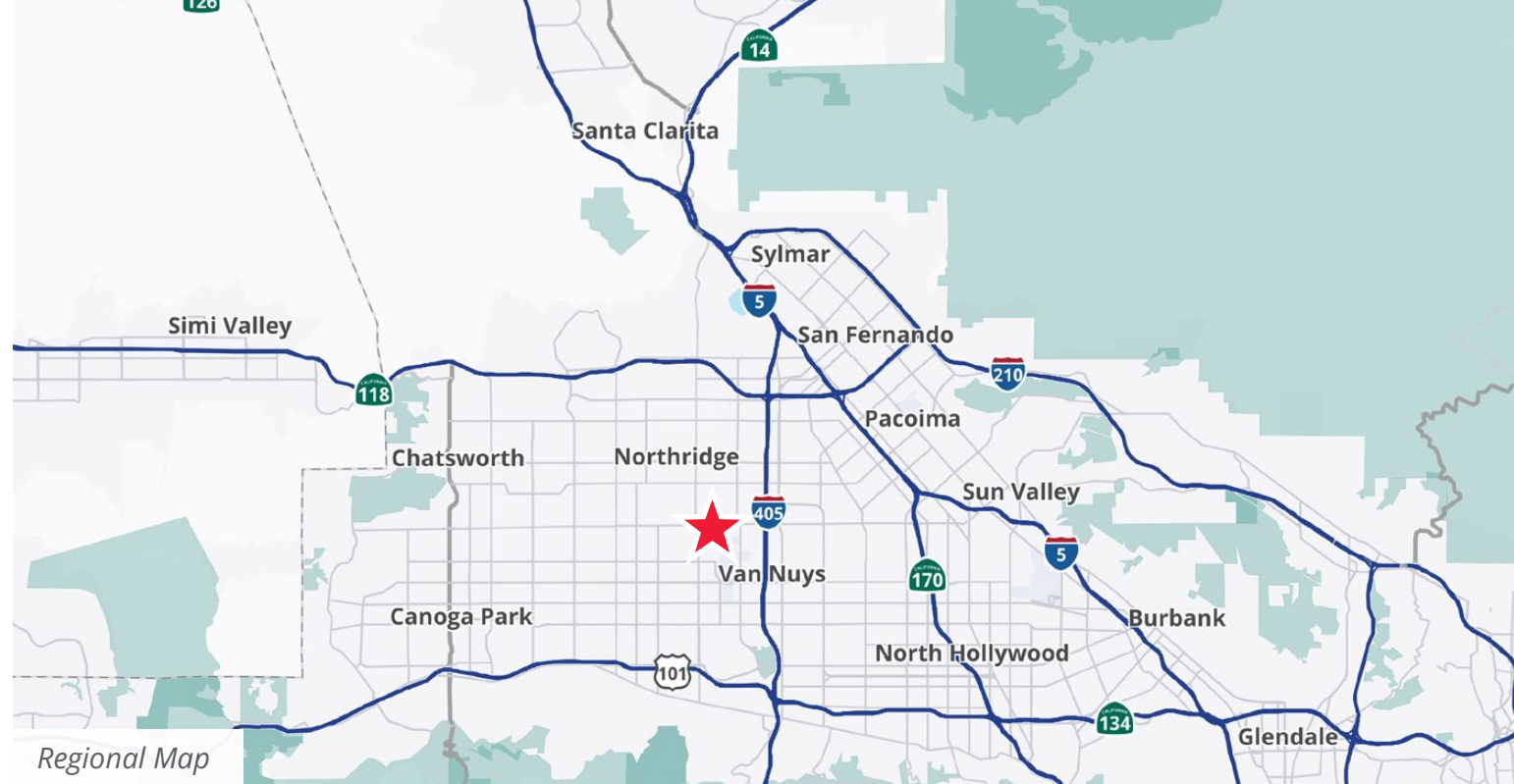


136,240 SF

Number of Bays	Pallet Height	Pallet Positions
1,471	50"	17,652
	62"	14,710
	82"	11,768



Location Maps





Accelerating success.

Contact Info

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