

**2,300 SF  
INDUSTRIAL BUILDING**

**AVAILABLE FOR LEASE**



**16122 LEADWELL STREET, VAN NUYS, CA 91406**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PATRICK REDDY**

Principal

818.933.0348

preddy@lee-re.com

DRE# 01901872

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# THE PROPERTY

16122 LEADWELL STREET,  
VAN NUYS, CA 91406



## PROPERTY DETAILS



**\$1.95 PSF**  
Industrial Gross



**2,300**  
Square Footage



**690 SF**  
Office SF



**9'6" X 12'**  
GL Loading Door



**13' — 15'3"**  
Clear Height



**5 SPACES**  
Parking



**200A | 220V** 3 PHASE  
4 WIRE  
Power

## ABOUT THE PROPERTY

- ✓ 2,300 SF Industrial Unit for Lease
- ✓ Recently Renovated
- ✓ 700 SF Bonus Mezzanine Office
- ✓ Van Nuys Airport Adjacent

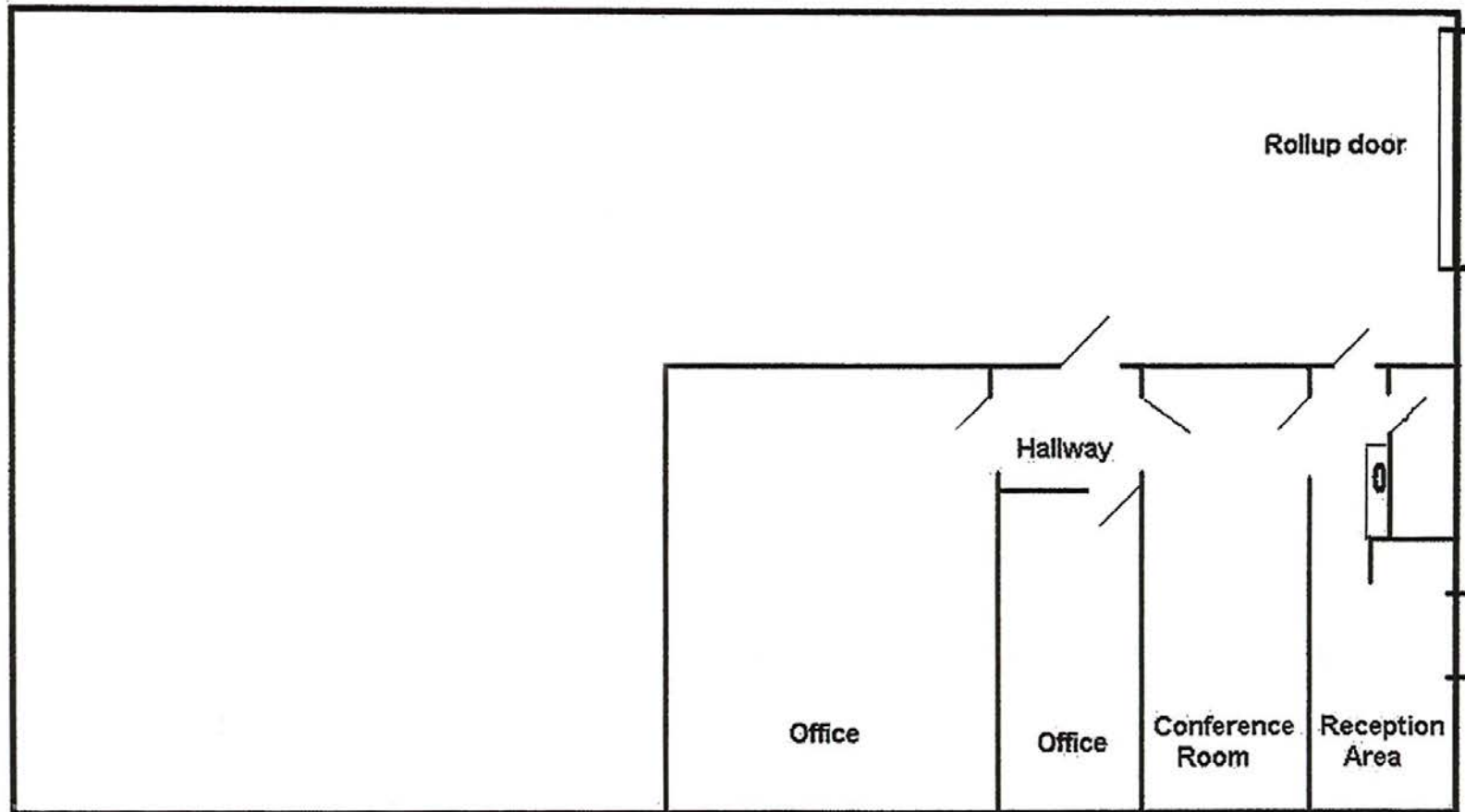
# PROPERTY PHOTOS

16122 LEADWELL STREET,  
VAN NUYS, CA 91406

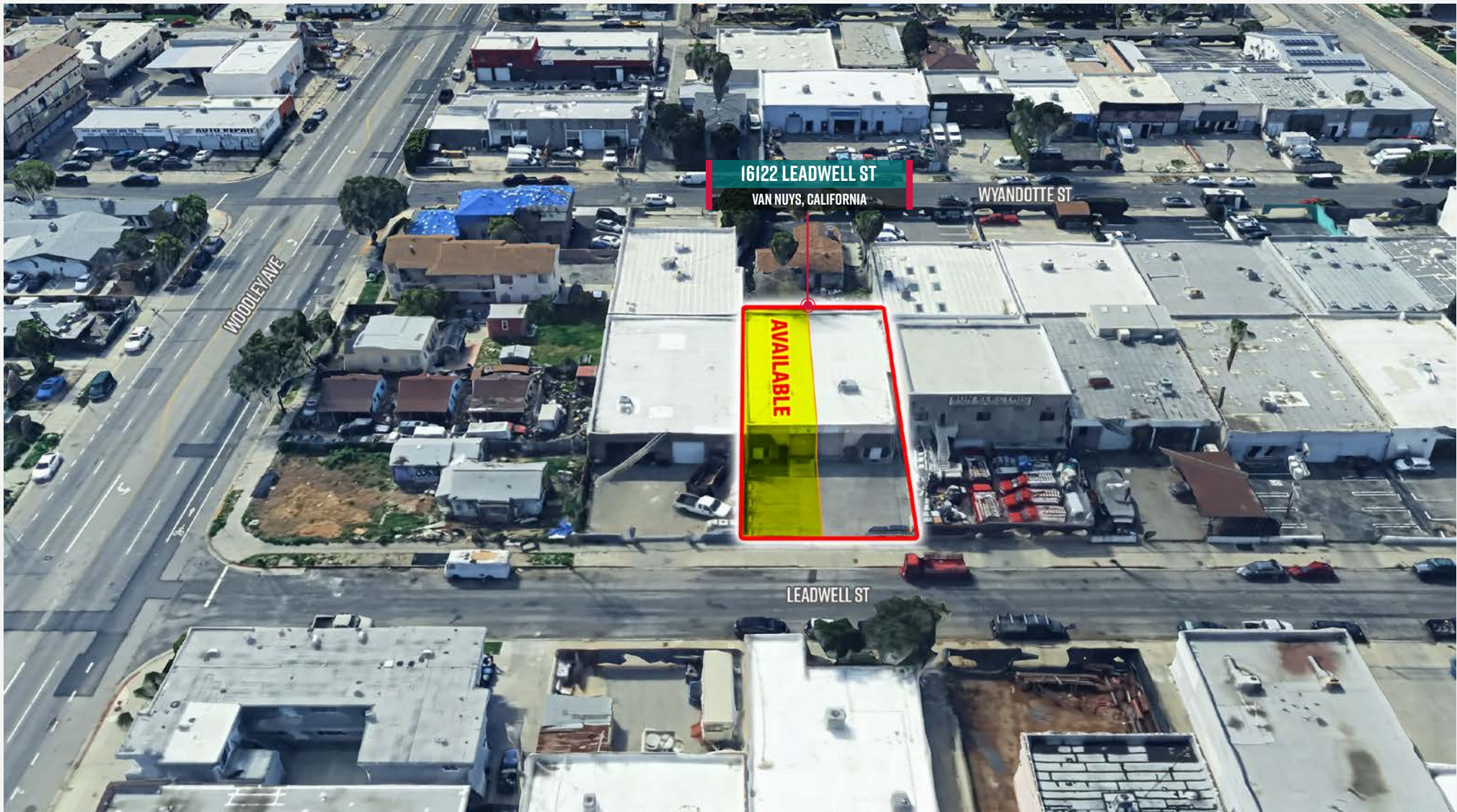


# SITE PLAN

16122 LEADWELL STREET,  
VAN NUYS, CA 91406







16122 LEADWELL ST  
VAN NUYS, CALIFORNIA

WYANDOTTE ST

AVAILABLE

LEADWELL ST



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

**PATRICK REDDY**  
Principal  
818.933.0348  
preddy@lee-re.com  
DRE# 01901872