

**FOR LEASE - BRAND NEW VAN NUYS SPEC
DEVELOPMENT PROJECT**



VAN NUYS INDUSTRIAL PARK

16201 Raymer Street, Van Nuys, CA

**BRAND NEW 123,468 SF INDUSTRIAL BUILDING
ANTICIPATED COMPLETION - TBD**

CONTACT BROKER REGARDING BUILD TO SUIT OPPORTUNITIES



PROPERTY HIGHLIGHTS

- State-of-the-Art, Turnkey, High Image Industrial Park Located in Prime Central SFV Location
- Only ±100,000 SF Industrial Building With Minimum 36' Clear Currently Available in San Fernando Valley
- 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
- Fully Fenced and Secured Yard
- Adjacent Land Available for Outside Storage or Additional Parking Needs
- Designed & Developed to LEED Certified Standards

PROPERTY FEATURES

Free Standing Building With Secured Yard:	123,468 SF on 5.4 Acres
Office:	8,000 SF
Speed Bay Spacing:	60' Speed Bay, 50' Typical Bay Spacing Perpendicular to Dock Doors
Loading:	14 Dock High & 2 Grade Level Loading Position
Clear Height:	36' Clear Minimum
Sprinkler:	ESFR K-25 Sprinkler Systems
Power:	2,000 AMP Main Service Panels*
Skylight Coverage:	2.5%

Contact Broker regarding increased power to 4,000 AMP's

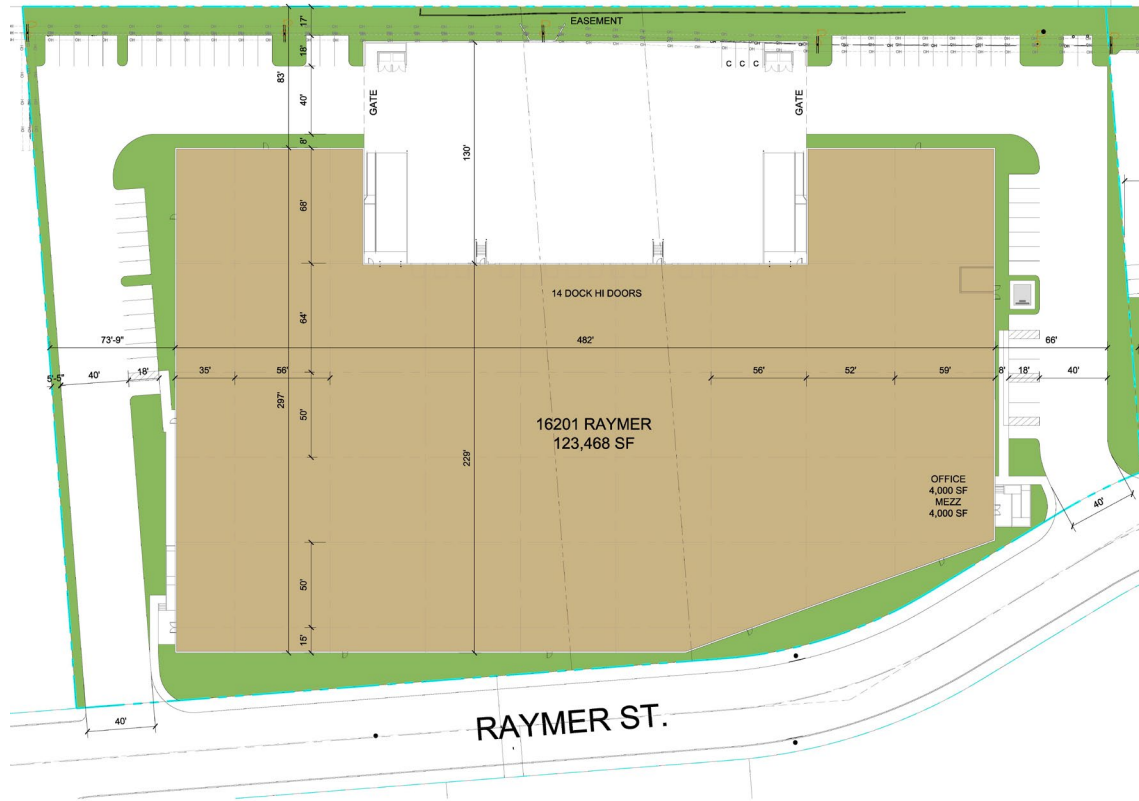


**16201 Raymer Street, Van Nuys, CA
123,468 SF**



BUILDING DETAILS

16201 Raymer Street, Van Nuys, CA



Address:	16201 Raymer Street Van Nuys, CA
Architect:	Herdman Architecture + Design, Inc.
Total Building (in Square Feet):	123,468 SF
Total Office Area:	8,000 SF
Ground Floor Office:	4,000 SF
Mezzanine Office:	4,000 SF
Land Area:	237,956 SF
Auto Parking Stalls:	62 Stalls
Dock High Doors:	14 Dock Doors (9'x10'H)
Grade Level Doors:	2 (12'x14' H)
Clear Height:	36' Clear Minimum
Truck Court Depth	130'
Electrical:	2,000-amp main service panel
Paving:	100% Concrete
Modifications:	Contact broker regarding changes to building specs or potential Build to Suit opportunities.

PROPERTY LOCATION

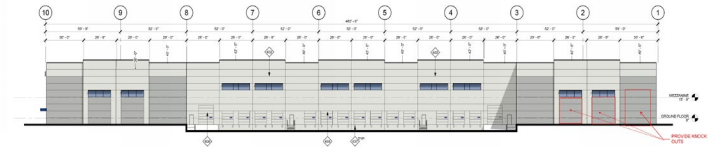


VAN NUYS INDUSTRIAL PARK

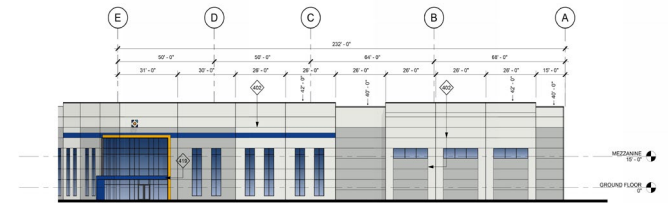
DISTANCE FROM SUBJECT PROPERTY		
	405 Freeway	1.1 Mile
	101 Freeway	5 Miles
	5 Freeway	6.3 Miles
	Woodland Hills	10.8 Miles
	Burbank Airport	9.4 Miles
	Santa Clarita	16.5 Miles
	Century City	18.4 Miles
	Hollywood	15.9 Miles
	Downtown Los Angeles	21.1 Miles
	Los Angeles International Airport	25 Miles
	Port of Los Angeles	42.5 Miles
	Port of Long Beach	44.2 Miles

RENDERINGS & ELEVATION

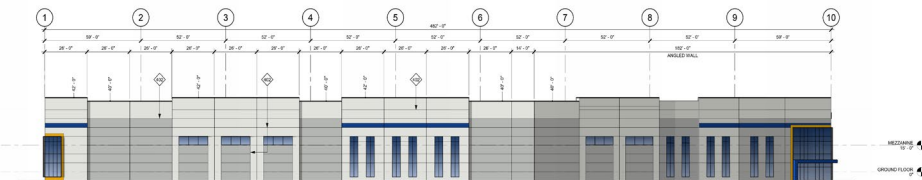
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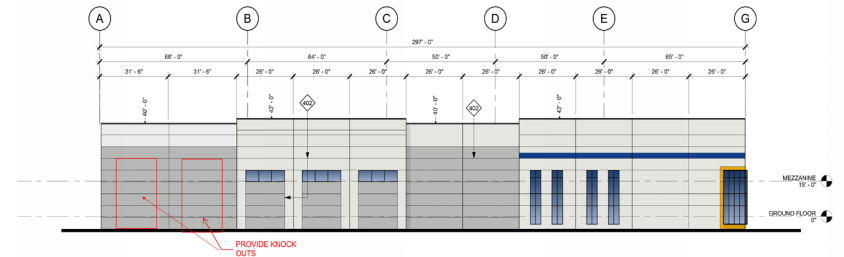
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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