



FOR LEASE

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

136,240 SF Industrial Building



David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

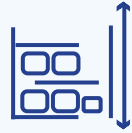
Kevin.Carroll@colliers.com

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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



Build-To-Suit Offices Up to 5,000 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	Build-To-Suit
Bay Spacing	59' x 52' on Center
Yard	Paved
Zoning	M1 / M2 / P1
Year Built	2004
Possession	90 Days
To Show	Call Agent

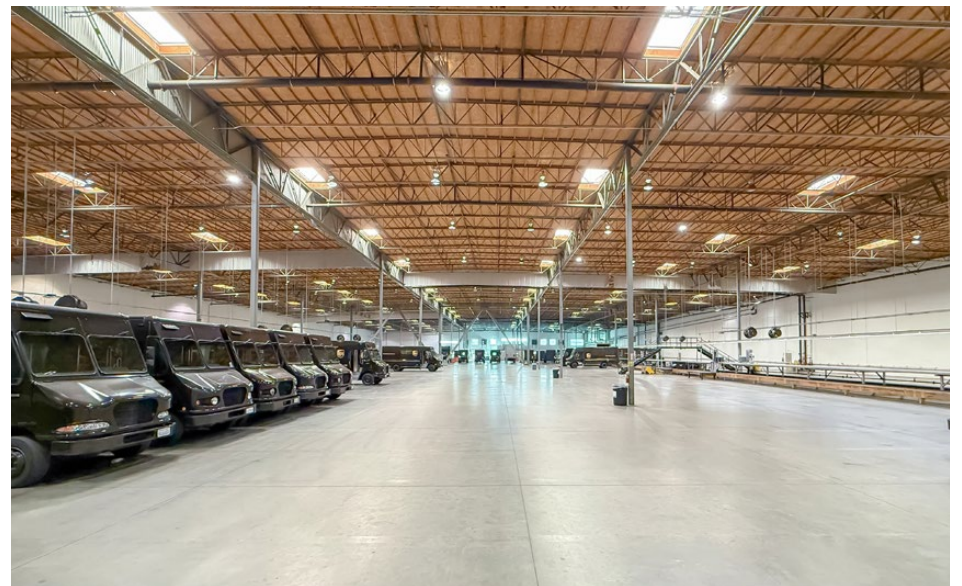
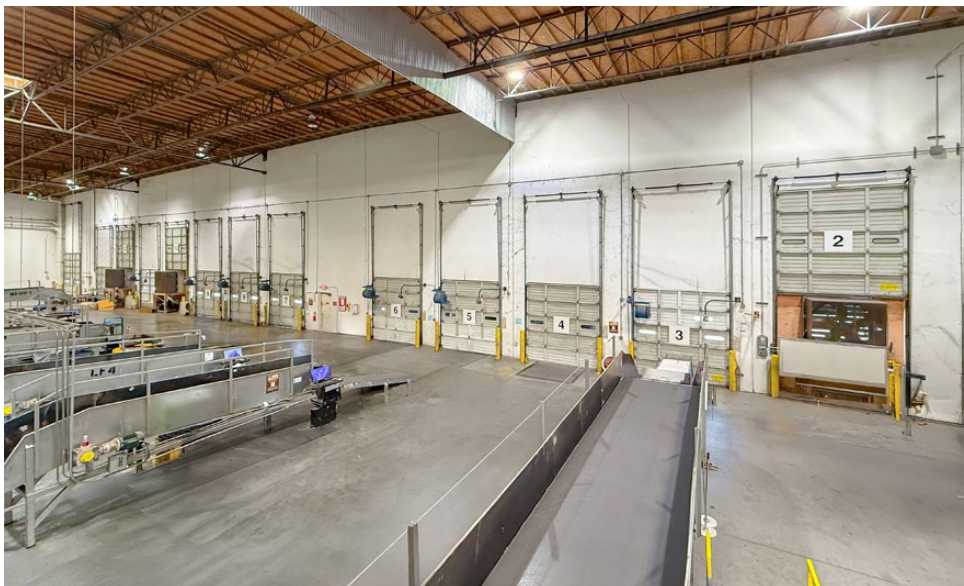
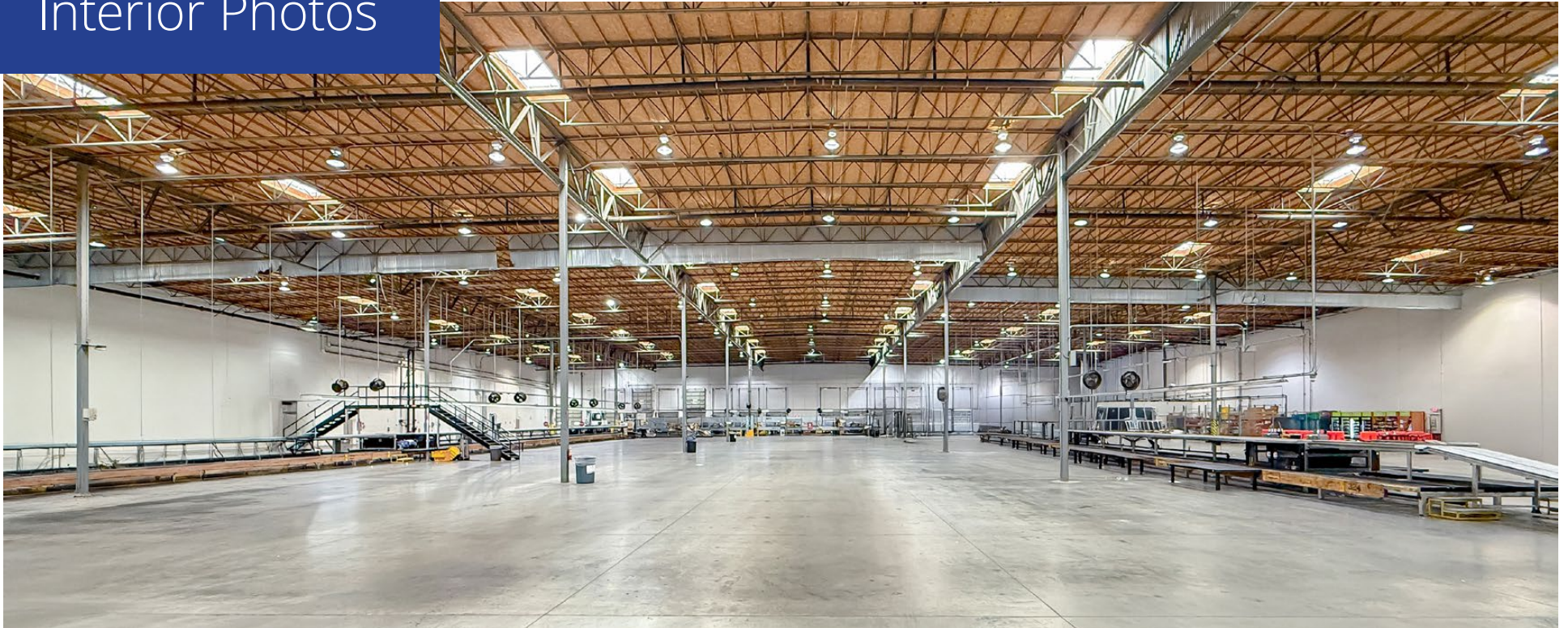


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

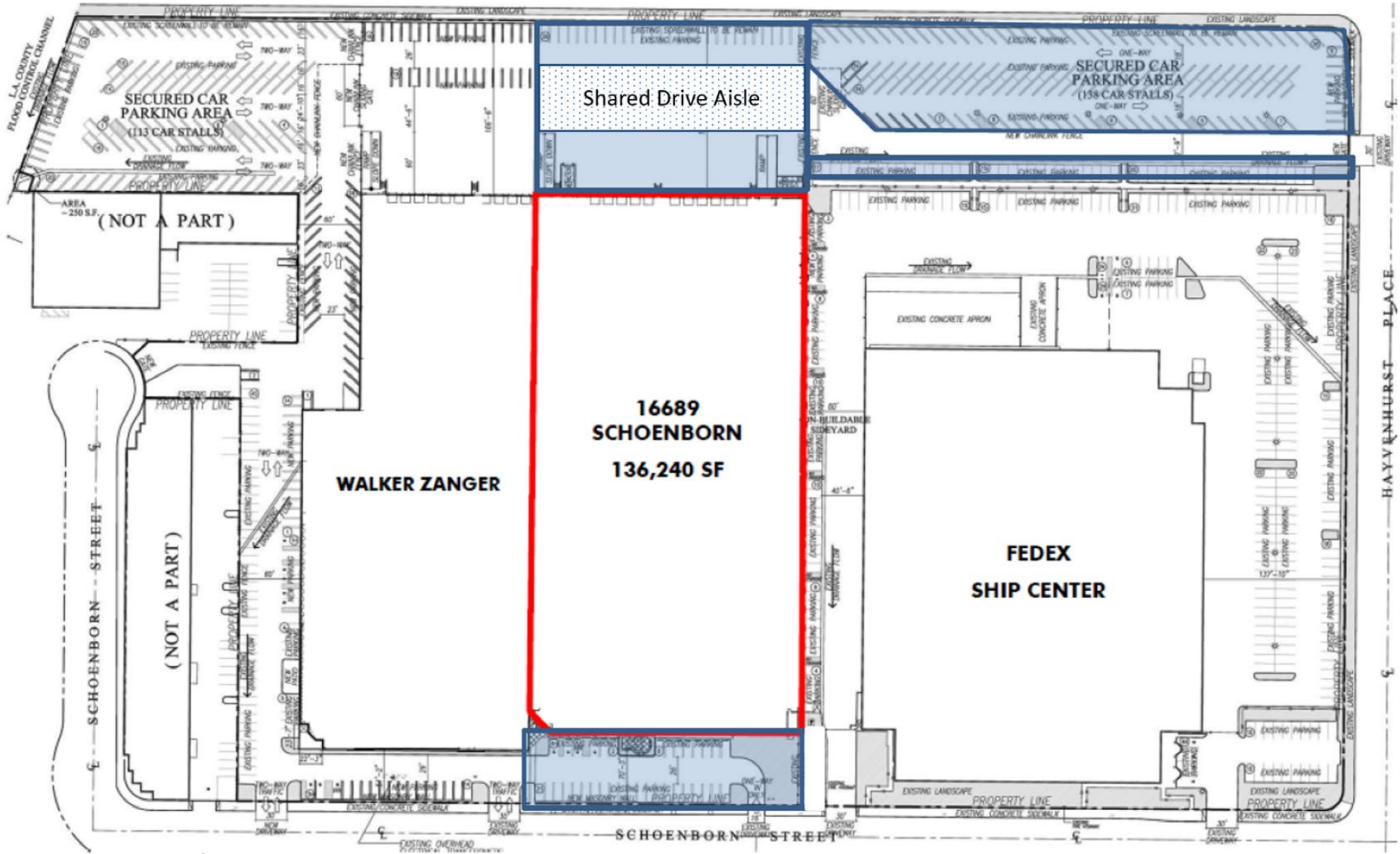
Exterior Photos

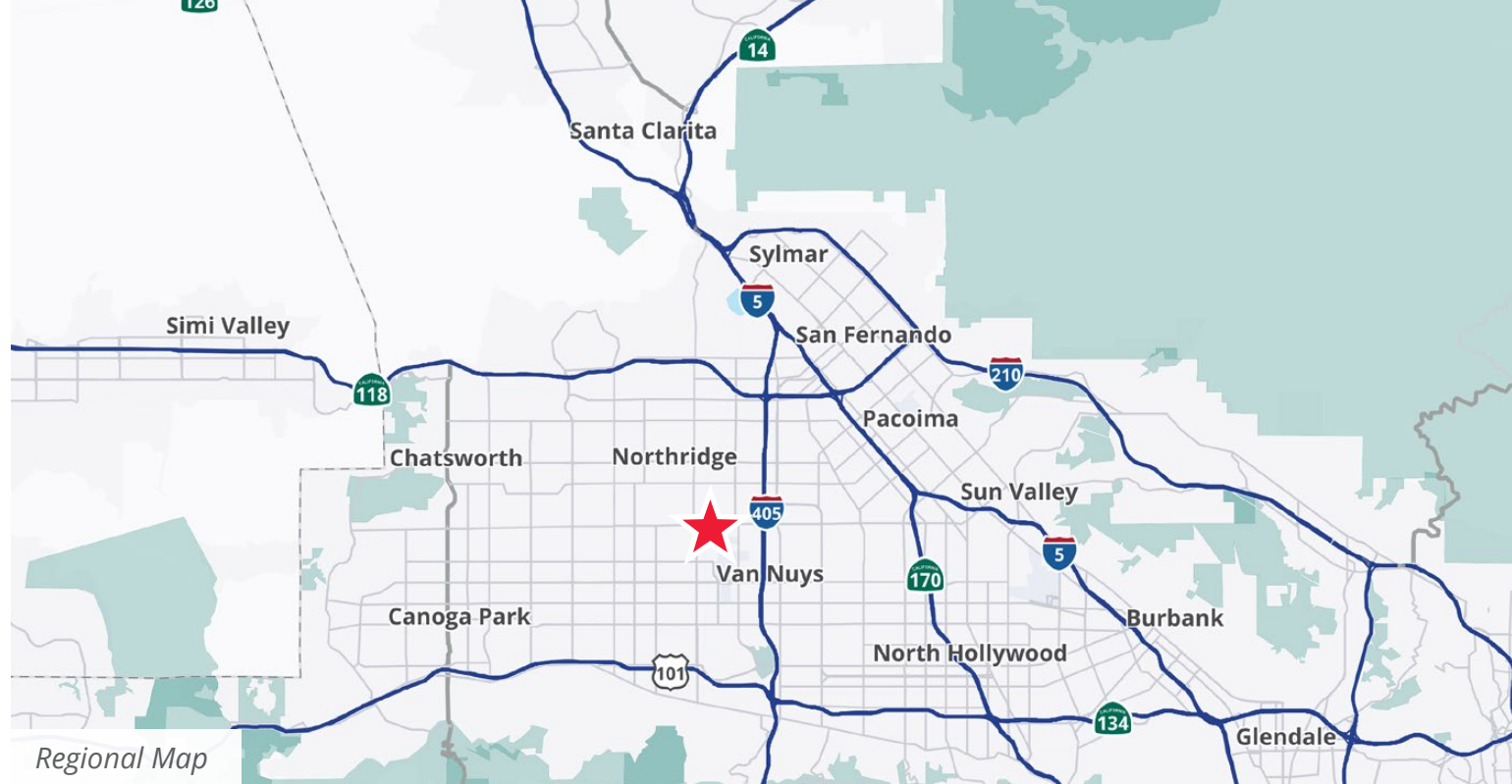


Interior Photos

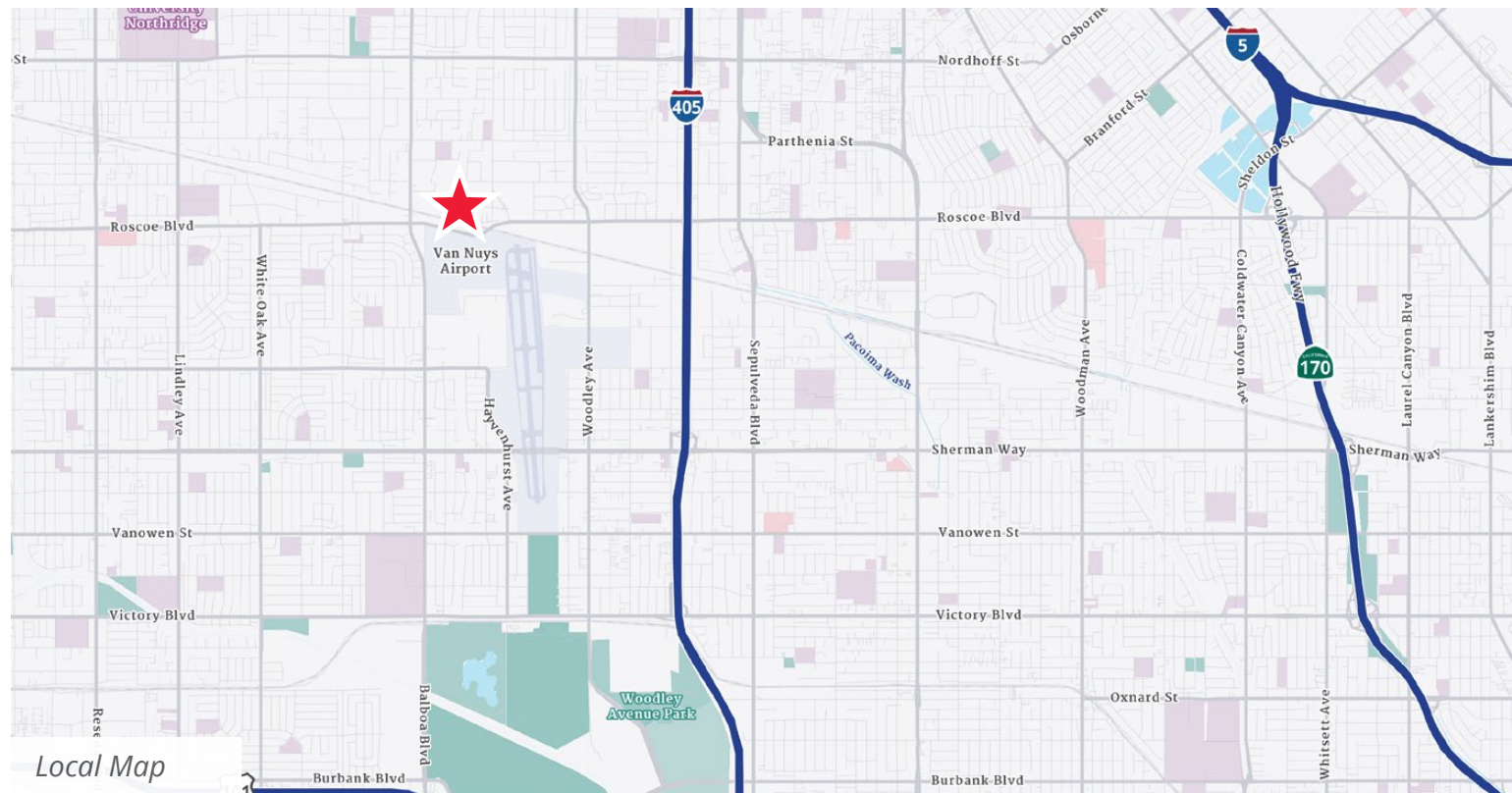


Site Plan





Regional Map



Local Map

Location Maps



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Contact Info

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Colliers

505 N Brand Blvd
Suite 1120
Glendale, CA 91203

www.colliers.com

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