

Available SF 2,500 SF

Industrial For Lease
Building Size 10,036 SF

Address: 16151 Leadwell St, Van Nuys, CA 91406

Cross Streets: Valjean Ave/Leadwell St

Outstanding Central Valley Location
 Adjoining to Van Nuys Airport
 High Warehouse Clearance
 Close Proximity to 405 and 101 Freeways

Lease Rate/Mo: \$5,475
Lease Rate/SF: \$2.19
Lease Type: Modified Gross / Op. Ex: \$0.08
Available SF: 2,500 SF
Minimum SF: 2,500 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: M1-1

Sprinklered: No
Clear Height: 15'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 100 V: 120 O: 3 W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1975R22
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 2.0:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 550 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Central SFV
APN#: 2205025023

Listing Company: Lee & Associates
Agents: [Scott Caswell 818-444-4911](#), [Erica Balin 818-444-4912](#), [Ryan Pelino 818-444-4991](#)

Listing #: 41397872 **Listing Date:** 11/06/2024 **FTCF:** CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein, broker/owner make no representations. Do not go direct, call broker for appointment. Yard is shared with neighboring tenants.

