

5,220 SF FOR LEASE

16140 Leadwell Street  
Van Nuys, CA 91406



**PROPERTY INFO:**

<b>LEASE RATE/SF:</b>	\$1.45 G
<b>MONTHLY RENT:</b>	\$7,569
<b>AVAILABLE SF:</b>	5,220
<b>OFFICE SF/#:</b>	980 / 2
<b>CONSTRUCTION TYPE:</b>	Block
<b>GROUND LEVEL DOORS:</b>	1 / 10' x 12'
<b>TRUCK HIGH/DIM:</b>	0
<b>SPRINKLERED:</b>	No
<b>CLEAR HEIGHT:</b>	11'

<b>POWER:</b>	A:400, V:240/120, P:3, W:4
<b>PARKING SPACES/RATIO:</b>	10 / 1.9:1
<b>YARD:</b>	Yes - Fenced
<b>RESTROOMS:</b>	2
<b>PROP LOT SIZE:</b>	8,276 SF
<b>ZONING:</b>	M1
<b>YEAR BUILT</b>	1972
<b>POSSESSION:</b>	Immediate
<b>TO SHOW:</b>	Call Agent

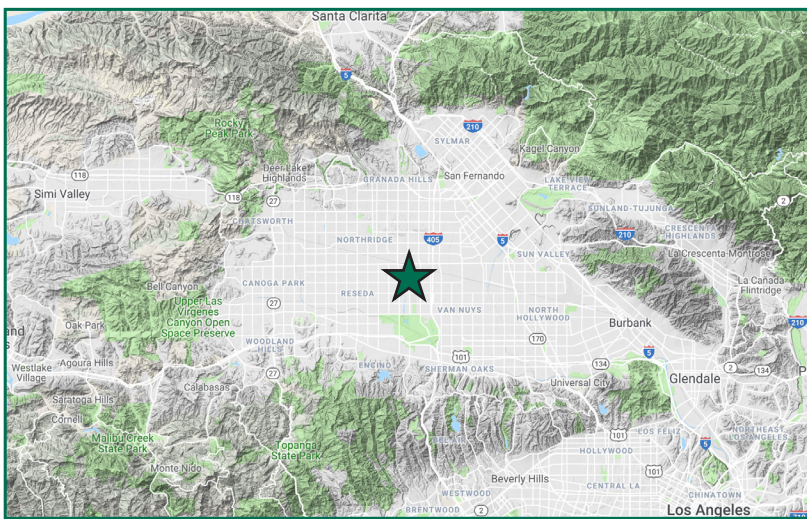
## PROPERTY HIGHLIGHTS:

- + FREE-STANDING BUILDING WITH PRIVATE FENCED YARD
- + NEWLY REFURBISHED OFFICES
- + QUICK ACCESS TO 405 FREEWAY VIA SHERMAN WAY; VAN NUYS AIRPORT ADJACENT
- + WALKING DISTANCE TO RESTAURANTS, HOTEL & CONFERENCE FACILITIES
- + 100% HVAC POSSIBLE

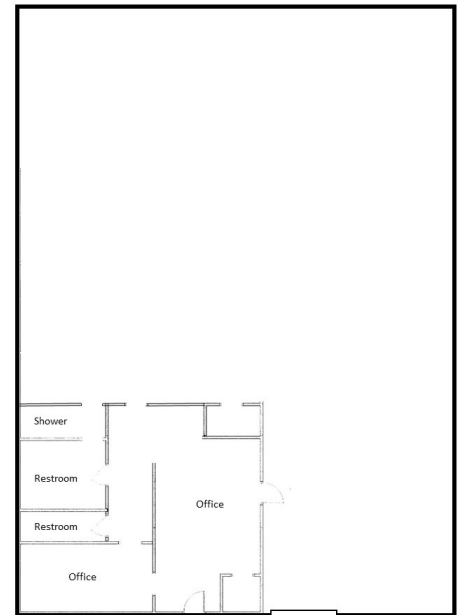
## PHOTOS:



## LOCATOR MAP:



## LAYOUT:



## PLEASE CONTACT:



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