

Prime Office Distribution / Warehouse Space Available

14725 Arminta Street, Panorama City, CA 91402



MICHAEL SHARON (818) 572-4050

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5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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PROPERTY FEATURES

- Approx. 5,600 SF available divided into \pm 1,400 SF office space and \pm 4,200 SF warehouse space
- Beautifully maintained office and warehouse/distribution of goods
- Roll up 9.75' x 9.85' door
- 480V 3 phase 400A power
- Highest ceiling point is 15ft & Lowest ceiling point is 12ft
- 2 restrooms
- Private security gate & parking lot with 10 parking spaces and

AREA AMENITIES

- Panorama City is located in the heart of the San Fernando Valley
- Easy access to major freeways & airports
- Diverse range of industry sectors, including manufacturing, retail, healthcare, and hospitality



DEMOS	1 MILE	3 MILE	5 MILE
Population	54,911	349,276	762,294
Avg. HH Income	\$65,972	\$78,801	\$91,185
Daytime Pop	46,488	308,115	681,411
Traffic Count	\pm 8,452 CPD at Arminta St.		

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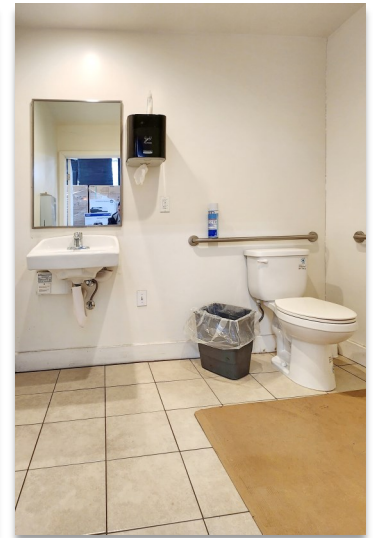


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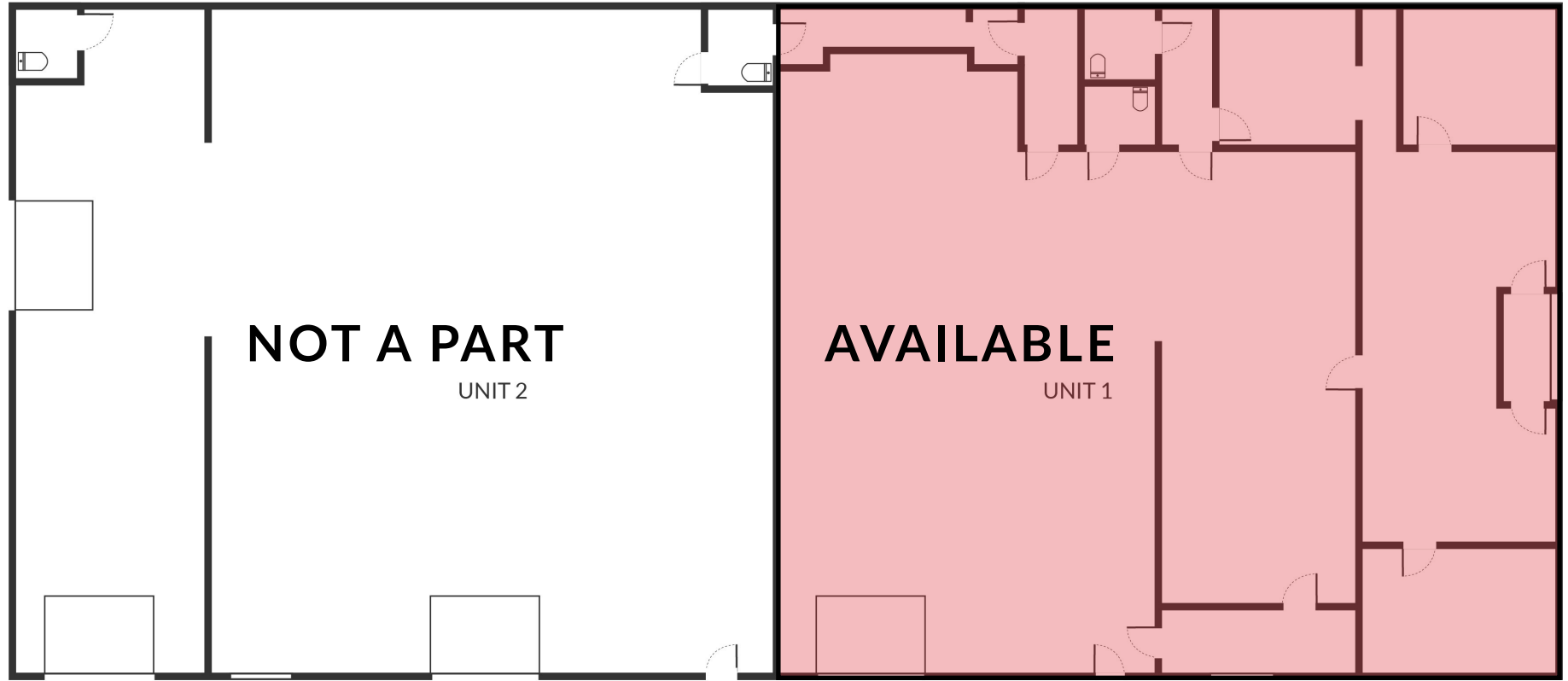
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FLOOR PLAN



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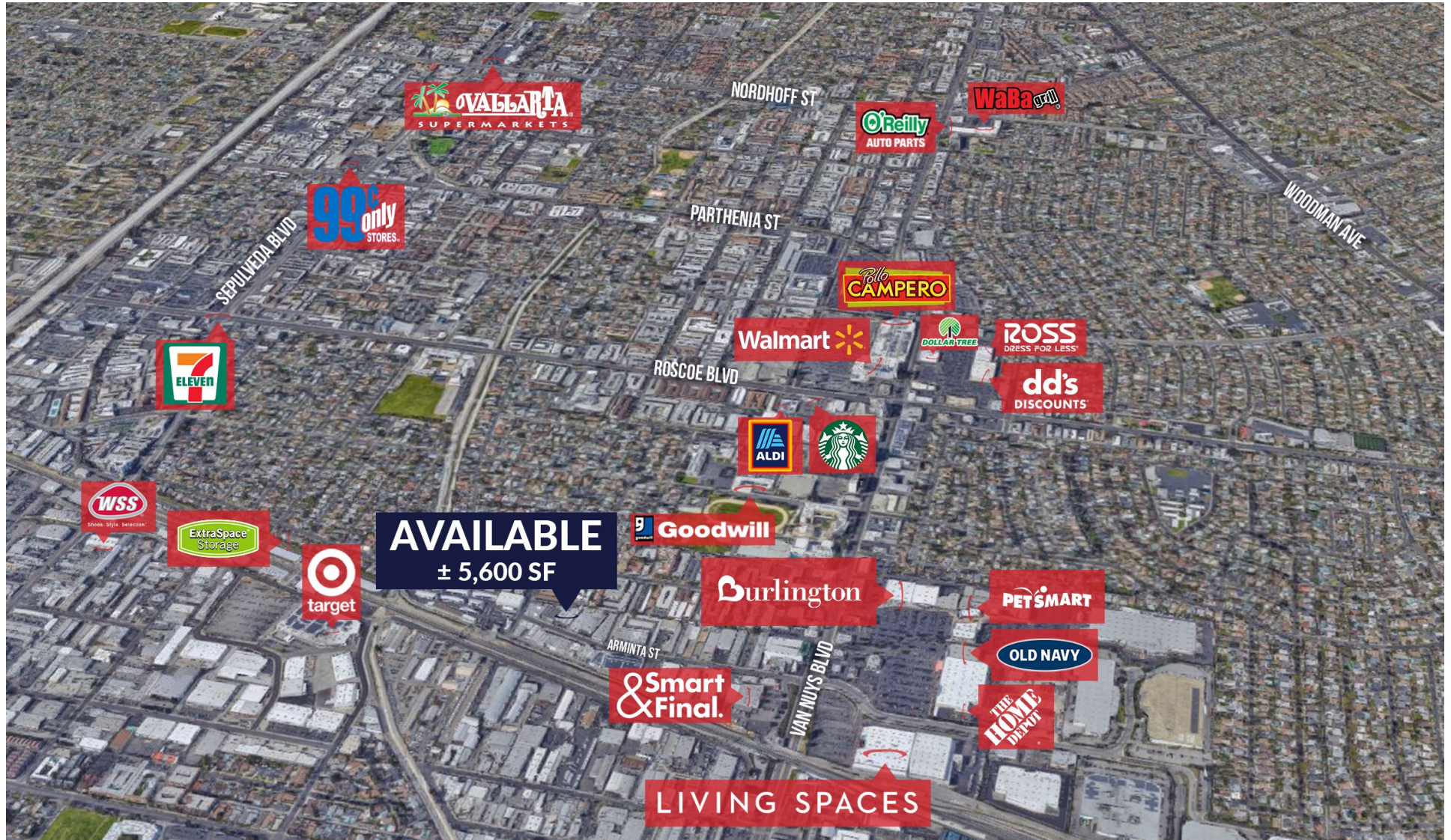
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