

Available SF 17,250 SF

Industrial For Lease

Building Size 17,250 SF



Property Name: Flight Industrial Park
Address: 16626 Arminta St, Van Nuys, CA 91406
Cross Streets: Arminta St/Hayvenhurst Ave

Flight Industrial Park
 The Premier Environment for Business in the Valley
 Free Standing Building with Gated Private Yard
 Quiet Neighborhood / Excellent Security
 Convenient Access to 405 & 101 Freeways
 M2 Zoned - No CAM Charges

Lease Rate/Mo: \$20,528
Lease Rate/SF: \$1.19
Lease Type: Gross
Available SF: 17,250 SF
Minimum SF: 17,250 SF
Prop Lot Size: 0.86 Ac / 37,443 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$10,905 / 2018
Yard: Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 2 / 14'w x 12'h
DH Doors/Dim: 0
A: 800 V: 240 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1977
Whse HVAC:
Parking Spaces: 34 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 3,420 SF / 8
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/02/2019
Vacant: No
To Show: Call broker
Market/Submarket: Central SFV
APN#: 2205-009-036

Listing Company: CBRE

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Listing #: 23570776

Listing Date: 08/06/2019

FTCF: CB250N000S000/A0AA

Notes: Free Standing Building.