

12,840 SF FOR LEASE

16540-16542 Arminta Street
Van Nuys, CA 91406



PROPERTY INFO:

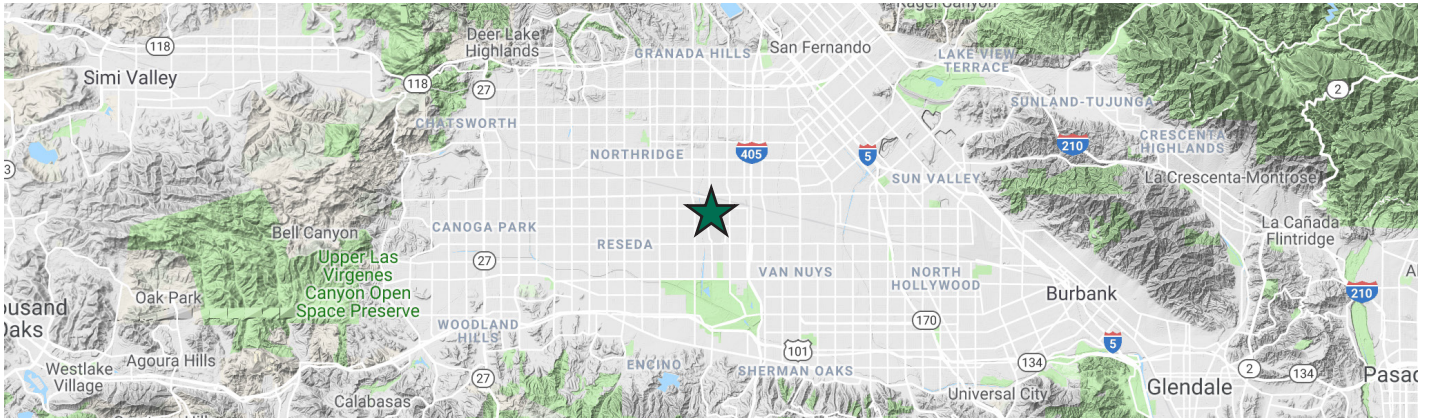
LEASE RATE/SF:	\$1.25 G
MONTHLY RENT:	\$16,050
AVAILABLE SF:	12,840
OFFICE SF/#:	3,400 / 8
OFFICE HVAC:	Yes
GROUND LEVEL DOORS:	2 / 12' x 11.5'
CLEAR HEIGHT:	14'

POWER:	A:800, V:240, P:3, W:4
PARKING SPACES/RATIO:	24 / 1.9:1
RESTROOMS:	4
ZONING:	M2
APN#:	2205-009-047
POSSESSION:	Immediate
TO SHOW:	Call Agent

Notes: 2 Panels of 400 Amps Each

PROPERTY HIGHLIGHTS:

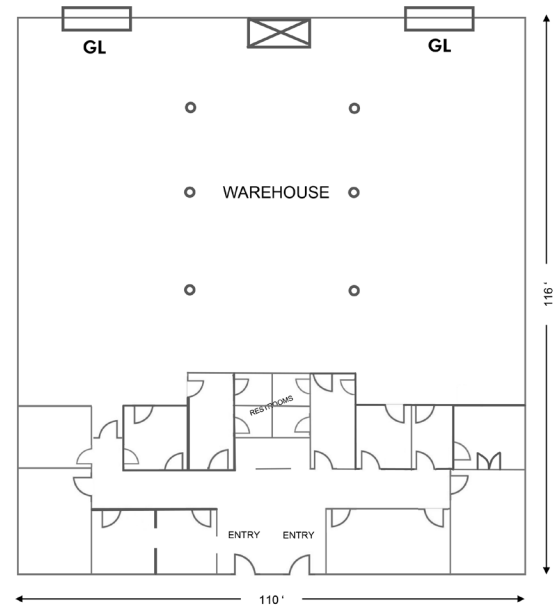
- + FLIGHT INDUSTRIAL PARK
- + THE PREMIER ENVIRONMENT FOR BUSINESS IN THE VALLEY
- + FREE-STANDING BUILDING IN A FULLY LANDSCAPED PARK ENVIRONMENT
- + QUIET NEIGHBORHOOD / CORPORATE NEIGHBORS / EXCELLENT SECURITY
- + CONVENIENT ACCESS TO 405 & 101 FREEWAYS
- + M2 ZONED - NO CAM CHARGES



SITE PLAN:



LAYOUT:



PLEASE CONTACT:



GREG GERACI
Senior Vice President
+1 818 502 6741
greg.geraci@cbre.com
Lic 01004871



BILLY WALK
First Vice President
+1 818 502 6733
william.walk@cbre.com
Lic 01398310



DAVID HARDING
Senior Vice President
+1 818 502 6731
david.harding@cbre.com
Lic 01049696



MATT DIERCKMAN
Senior Vice President
+1 818 502 6752
matt.dierckman@cbre.com
Lic 01301723

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.