

# 24,000 SF FOR LEASE

14606 ARMINTA ST  
VAN NUYS, CA 91402



- + EXCELLENT MANUFACTURING/ASSEMBLY FACILITY
- + CURRENTLY UNDERGOING RENOVATION
- + PRIME CENTRAL VALLEY LOCATION NEAR "THE PLANT" RETAIL CENTER
- + EASY ACCESS TO THE 405 AND 101 FREEWAYS

## PROPERTY INFO

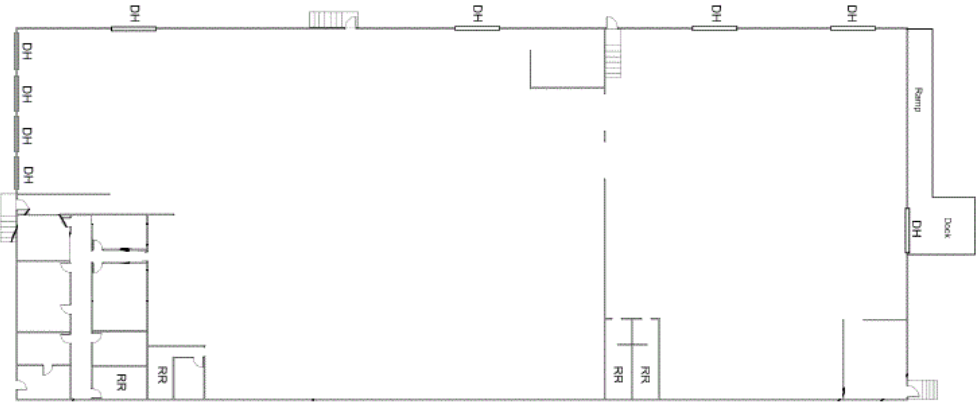
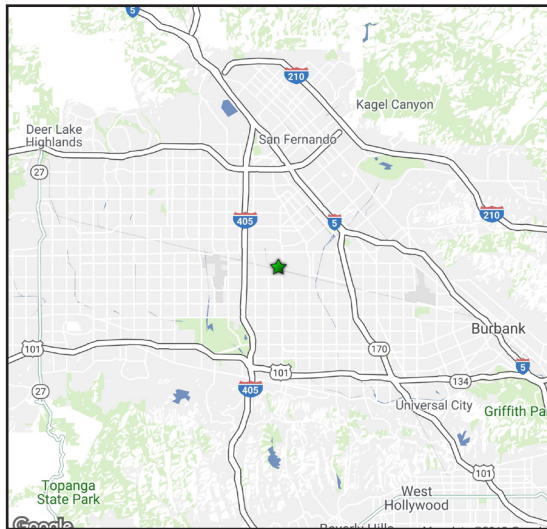
LEASE RATE/SF:	\$0.89
LEASE RATE/MONTH:	\$21,360
LEASE TYPE:	Net
TERMS:	Acceptable to Owner
AVAILABLE SF:	24,000
OFFICE SF/#:	2,084 SF / 7
PROPERTY TYPE:	Industrial
DOCK HIGH DOORS:	9 / (See Notes Below)
WAREHOUSE HVAC:	No
SPRINKLERED:	No
CLEAR HEIGHT:	12' - 14'

POWER:	A:400, V:240/480, P:1, W:1
USE:	Warehouse/Office
PARKING SPACES/RATIO:	42 / 1.8:1
YARD:	Fenced & Paved
OFFICE HVAC:	Heat & AC
RESTROOMS:	4
PROP LOT SIZE:	84,071 SF
ZONING:	M2
APN#:	2210-023-003
POSSESSION:	30 Days
TO SHOW:	Call Agent

**NOTES:** FRONT PORTION OF BUILDING HAS 14' MIN. CLEAR. REAR DOCK IS 36" HIGH WITH LOAD LEVELER. REAR OF BUILDING HAS SKYLIGHTS. TENANT TO VERIFY: POWER, PARKING AND DOCK HIGH DOORS: (4) / 8'X10' (2) / 10'X10' (2) / 12'X10' (1) / 12'X14'.



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FOR MORE INFORMATION, PLEASE CONTACT:



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