

34,751 SF FOR LEASE

16001 STRATHERN ST
VAN NUYS, CA 91406



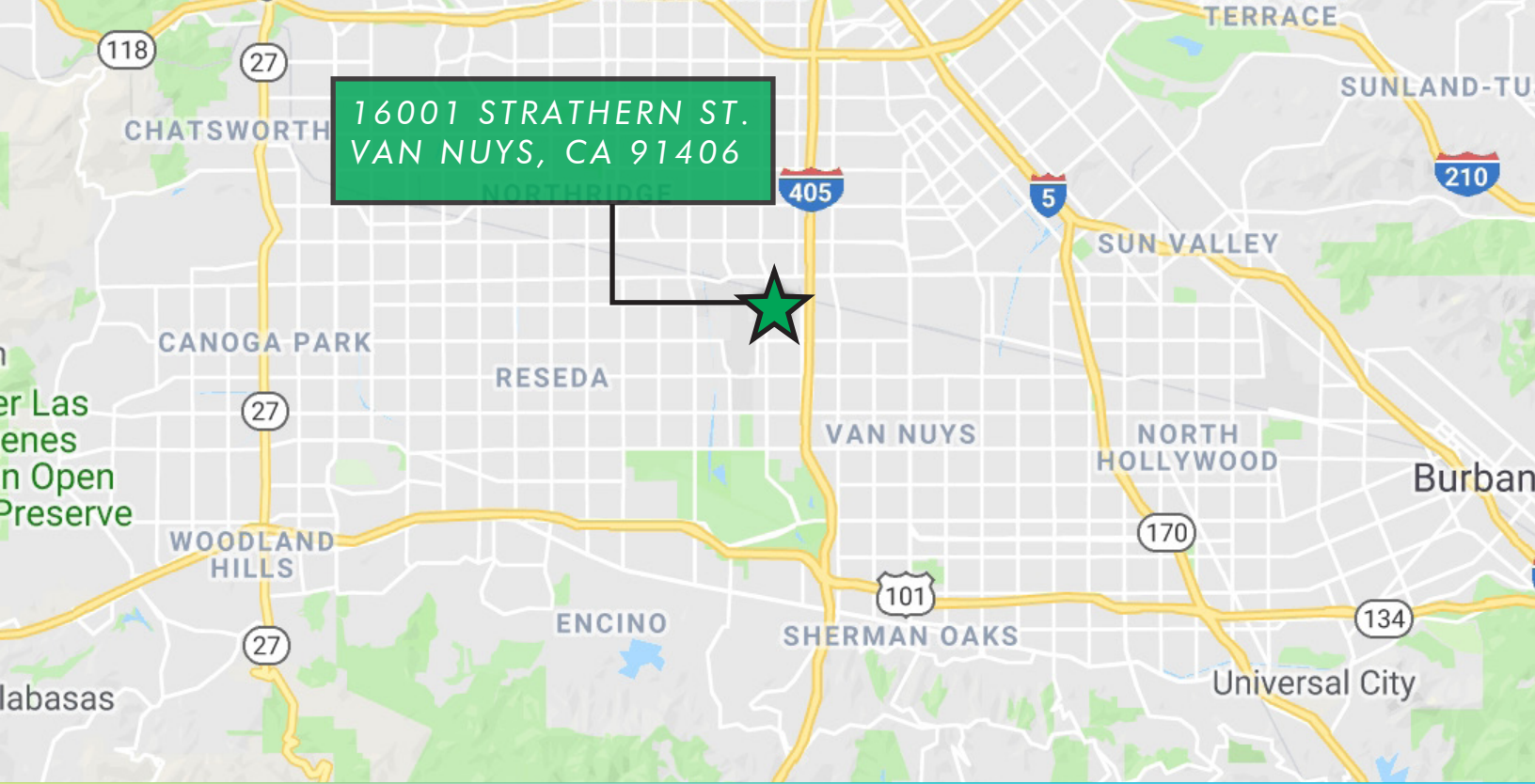
- + LEWIS BUSINESS CENTER
- + FULLY LANDSCAPED BUSINESS PARK LOCATED IN THE HEART OF THE VALLEY
- + PROXIMATE TO THE 405, 101, 5 & 118 FREEWAYS
- + DOCK HIGH & GROUND LEVEL LOADING
- + 30' CLEARANCE HEIGHT
- + ESFR SPRINKLER SYSTEM

PROPERTY INFO

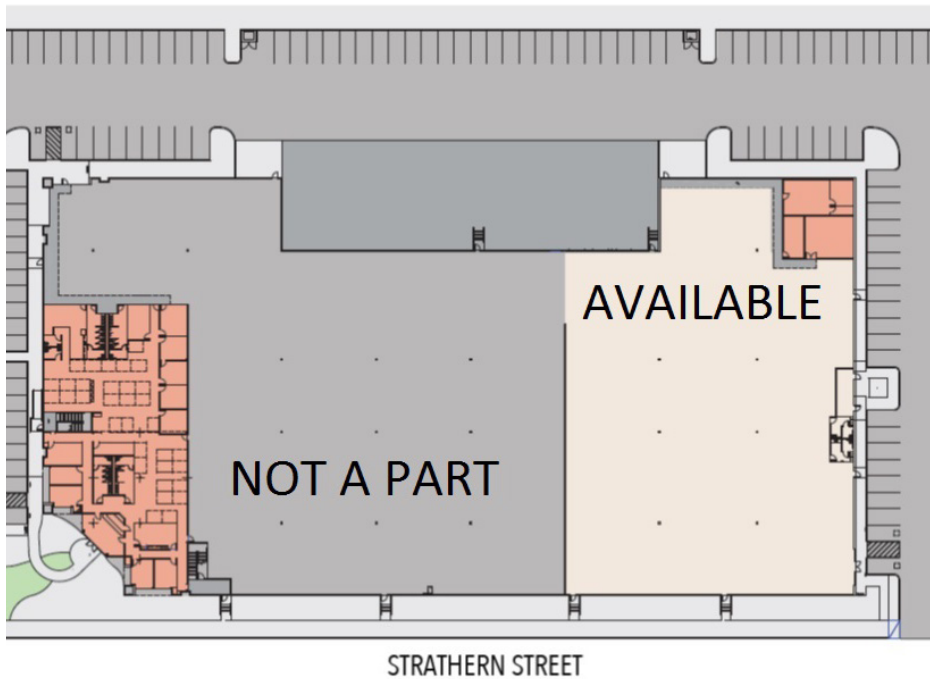
LEASE RATE/SF:	\$0.96
LEASE RATE/MONTH:	\$33,361
LEASE TYPE:	NNN
TERMS:	ACCEPTABLE TO OWNER
AVAILABLE SF:	34,751
OFFICE SF/#:	1,100 SF / 2
PROPERTY TYPE:	WAREHOUSE
GROUND LEVEL DOORS:	1 / 14' x 16'
DOCK HIGH/DIM:	3 / 10' x 8.5'
SPRINKLERED:	YES / ESFR
CLEAR HEIGHT:	30'

POWER:	A:1000, V:277/480, P:3, W:4
USE:	WAREHOUSING/DISTRIBUTION
PARKING SPACES/RATIO:	56 / 1.7:1
YARD:	FENCED AND PAVED
OFFICE HVAC:	1,100 SF / 2
RESTROOMS:	2
PROP LOT SIZE:	POL
ZONING:	M2
APN#:	2206-005-015
POSSESSION:	30 DAYS
TO SHOW:	CALL BROKER

Notes: Fire Sprinklers: ESFR K-17 .6/3,000 GPM. Part of Industrial Park.



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FOR MORE INFORMATION, PLEASE CONTACT:



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