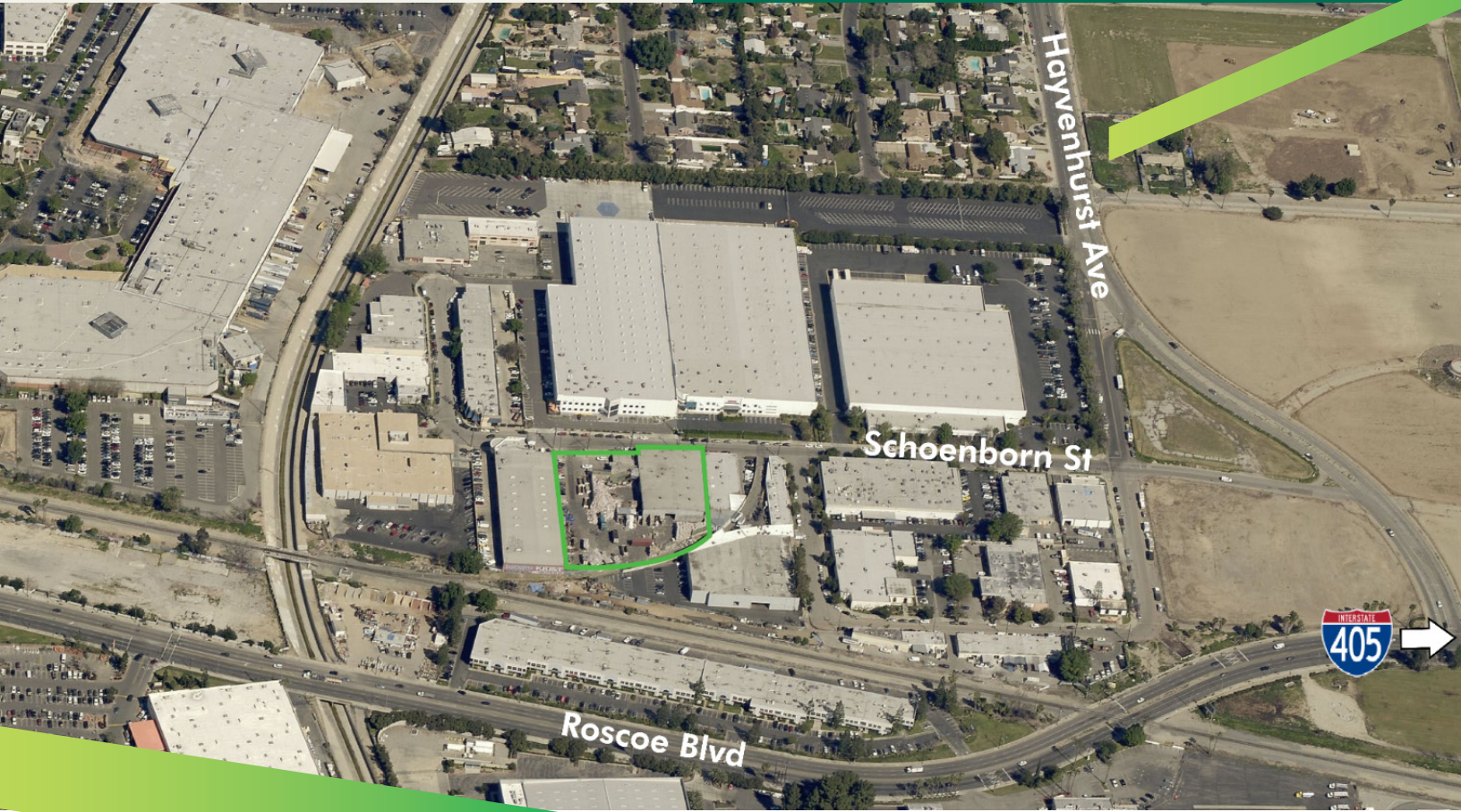


2.02 AC LAND FOR LEASE

16714 Schoenborn St
Van Nuys, CA 91343



PROPERTY INFO:

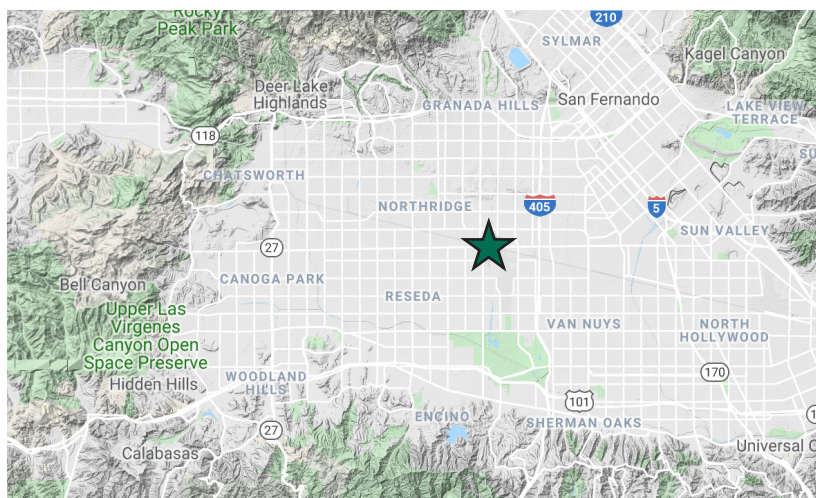
LEASE RATE/SF:	\$0.51 NNN
MONTHLY RENT:	\$45,000
AVAILABLE AC:	2.02 AC
YARD:	Yes - Fenced/Paved
BUILDING SF:	23,819 SF
CLEAR HEIGHT:	21'

EXTERIOR DOCK POSITIONS:	3
OFFICE SF:	1,940 SF
RAIL SERVICE:	Possible
ZONING:	M2
POSSESSION:	Immediate
TO SHOW:	Call Agent

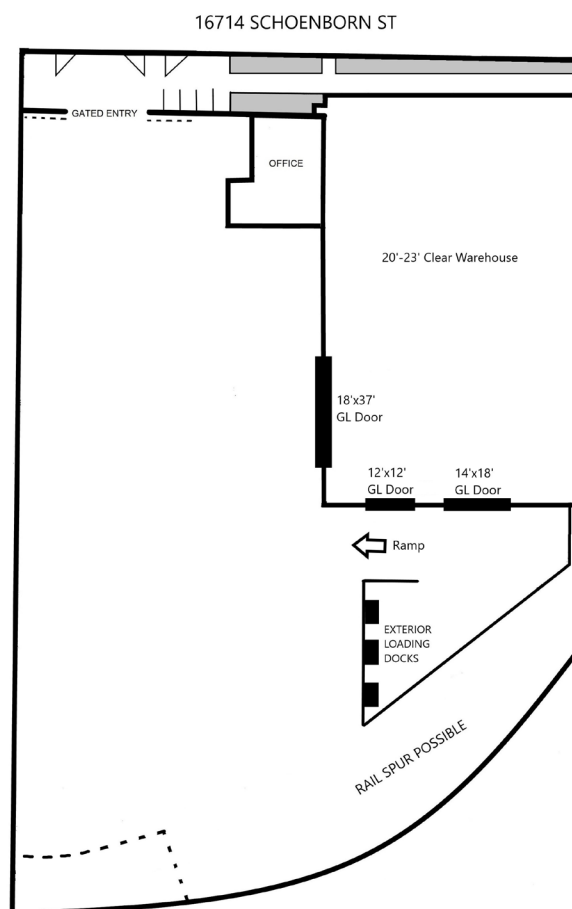
Notes: Rail service may be possible.

PROPERTY HIGHLIGHTS:

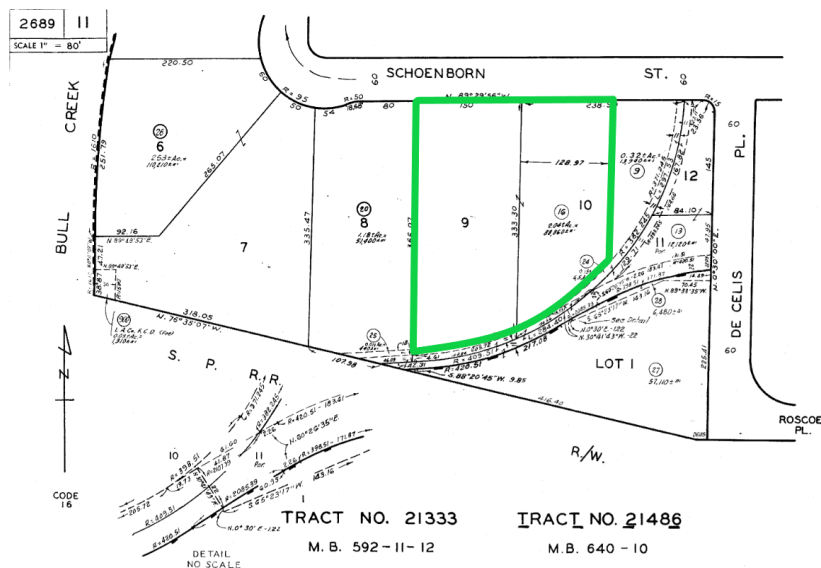
- + 2 ACRE SITE WITH 23,819 SQUARE FOOT BUILDING
- + CENTRAL VALLEY LOCATION NEAR 405 FWY/ROSCOE BLVD
- + FULLY SECURED
- + CITY OF LA 350 TON/DAY CURBSIDE RECYCLING TRANSFER PERMIT AVAILABLE



SITE PLAN:



PLAT MAP:



PLEASE CONTACT:



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