



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# 5,074 SF INDUSTRIAL BUILDING FOR LEASE

**RYAN PELINO**

Associate

818.854.5514

[rpelino@lee-re.com](mailto:rpelino@lee-re.com)

DRE #02223932

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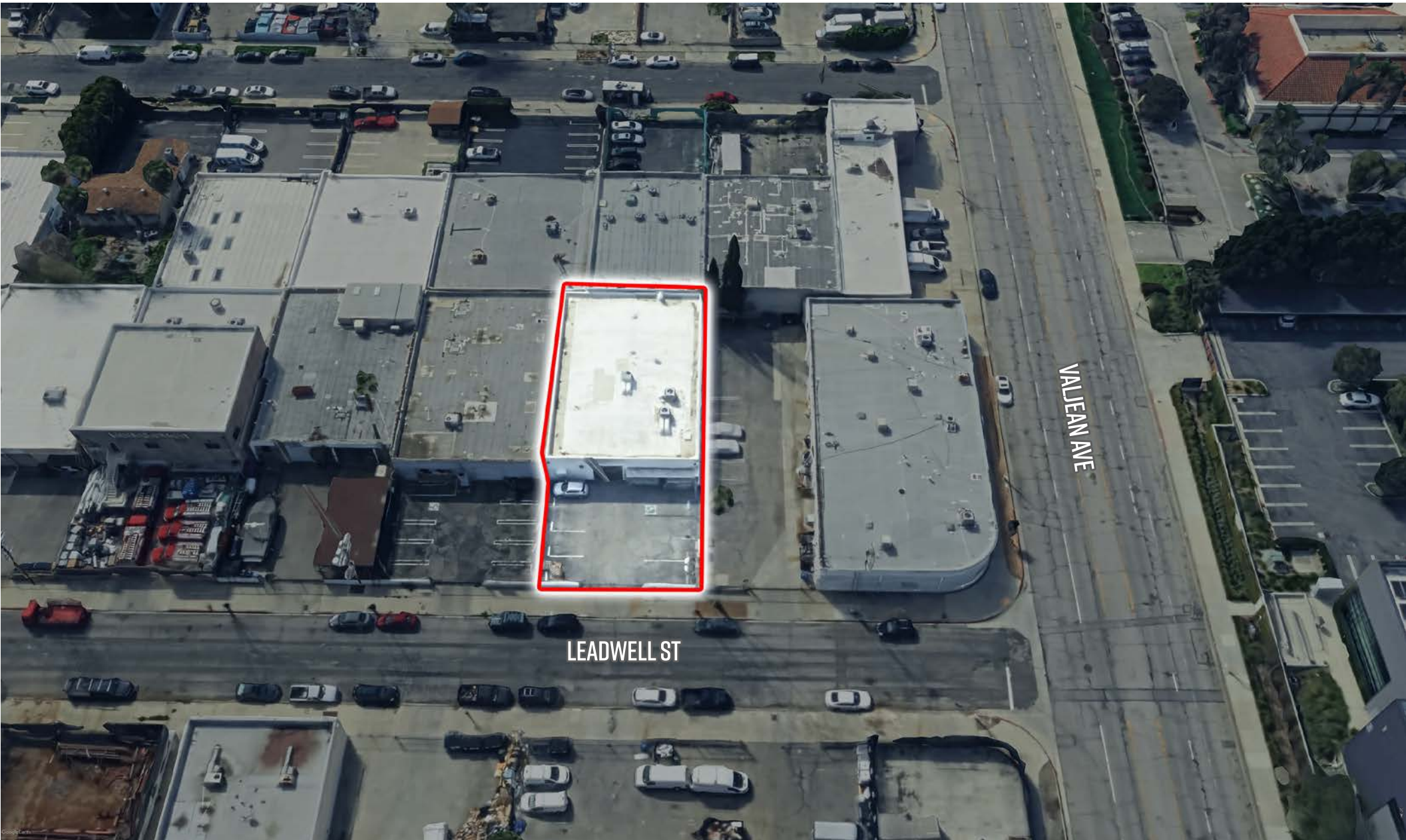
# PROPERTY SPECIFICATIONS

Building Size	5,074 SF
Office Size	1,800 SF
Clear Height	11 Feet
Power	200 AMPs
Zoning	M1
Parking	9 Stalls
<b>Lease Rate</b>	<b>\$1.75 PSF Gross</b>



## PROPERTY HIGHLIGHTS

- Free-Standing, Secured Building
- Prime Van Nuys Location - One Minute to the 405
- Next to Van Nuys Airport
- Fully Air Conditioned



LEADWELL ST

VALJEAN AVE

