



19651 NORDHOFF WAY, NORTHRIDGE, CA 91324

OFFICE/FLEX WAREHOUSE



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

Ikon Properties is proud to present a unique opportunity to lease 19651 Nordhoff Way, Northridge, CA 91324, a freestanding office/flex warehouse property strategically located in the heart of Northridge, one of the San Fernando Valley's most established office/flex warehouse and commercial submarkets. Situated along Nordhoff Way with convenient access to Corbin Avenue and major transportation corridors, the property offers outstanding accessibility and functionality for businesses seeking a versatile office/flex warehouse facility in a highly desirable location.

The property consists of approximately 8,822 square feet of improvements situated on an expansive 58,969 square foot (approximately 1.35-acre) site. The flexible office/flex warehouse layout is well-suited for a variety of commercial operations and can accommodate warehouse, manufacturing, distribution, assembly, showroom, storage, research and development, or service-related uses. The site provides ample yard area, excellent circulation, and convenient access for deliveries and day-to-day operations, making it an attractive solution for a wide range of office/flex warehouse users.

Positioned within Northridge's established office/flex warehouse district, the property benefits from light office/flex warehouse zoning and is surrounded by a diverse mix of manufacturing companies, distributors, contractors, automotive businesses, and commercial service providers. Its functional design and strategic location make it an excellent opportunity for tenants seeking a well-located facility in one of the San Fernando Valley's most active office/flex warehouse markets.

Strategically located just minutes from the Ronald Reagan (SR-118) Freeway, Interstate 405 (San Diego Freeway), and State Route 27 (Topanga Canyon Boulevard), the property provides exceptional regional connectivity throughout Northridge, Chatsworth, Reseda, Van Nuys, Granada Hills, Porter Ranch, Burbank, and the greater Los Angeles area. The surrounding business environment continues to experience strong office/flex warehouse demand due to its central location, skilled workforce, and proximity to major population centers. With its substantial site area, functional office/flex warehouse improvements, and excellent regional access, 19651 Nordhoff Way presents an outstanding leasing opportunity for companies seeking a well-positioned office/flex warehouse facility within one of Southern California's most sought-after commercial markets.

The tenant is responsible for verifying all information contained herein

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY HIGHLIGHTS

- **±8,822 SF commercial space available**, offering a flexible layout suitable for a variety of commercial, warehouse, showroom, or light industrial users.
- **Prime Northridge location** with excellent visibility near the intersection of Nordhoff Street and Corbin Avenue, surrounded by established retail, office, and industrial businesses.
- **Flexible office and warehouse configuration** designed to accommodate a variety of commercial, showroom, storage, and business service operations.
- **Ample on-site parking and convenient site access**, enhancing accessibility for employees, customers, and visitors.
- **Positioned within one of the San Fernando Valley's strongest commercial corridors**, benefiting from a dense surrounding population, a large daytime workforce, and close proximity to major amenities



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BUILDING
60' x 106'
8,822 SF (Approx.)



CEILING HEIGHT
25' in a small portion
of warehouse. 12' in
the main area



BATHROOMS
2 Bathrooms



PARKING
12 Parking Spaces



ROLL UP DOOR
14' x 14'



YARD SPACE
50' x 75'
3,750 SF (Approx.)



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

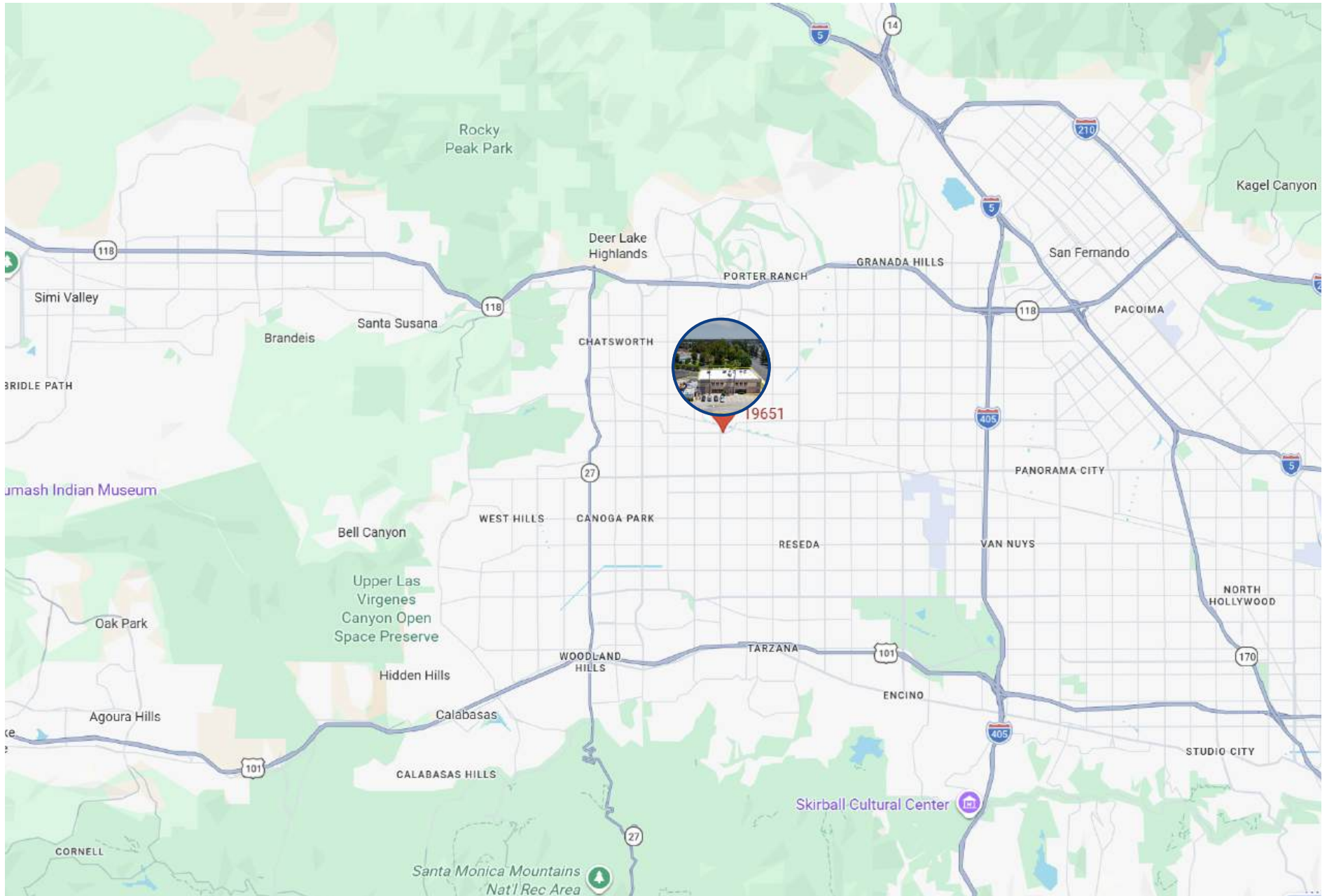


AERIAL MAP

LOCATED ALONG NORDHOFF WAY IN THE HEART OF NORTHRIDGE'S ESTABLISHED COMMERCIAL AND INDUSTRIAL CORRIDOR, 19651 NORDHOFF WAY OFFERS A STRATEGIC LOCATION JUST WEST OF CORBIN AVENUE WITH CONVENIENT ACCESS TO TAMPA AVENUE AND RESEDA BOULEVARD. THE PROPERTY BENEFITS FROM EXCELLENT CONNECTIVITY TO BOTH CALIFORNIA STATE ROUTE 118 (RONALD REAGAN FREEWAY) AND INTERSTATE 405 (SAN DIEGO FREEWAY), PROVIDING EFFICIENT ACCESS THROUGHOUT THE SAN FERNANDO VALLEY AND THE GREATER LOS ANGELES AREA. SURROUNDED BY A DIVERSE MIX OF INDUSTRIAL, WAREHOUSE, RETAIL, OFFICE, AUTOMOTIVE, AND SERVICE-RELATED BUSINESSES, THE LOCATION IS WELL-POSITIONED FOR A WIDE RANGE OF COMMERCIAL, SHOWROOM, WAREHOUSE, AND LIGHT INDUSTRIAL USERS.



LOCATION MAP





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BLAS FERNANDEZ

DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191

blas@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02012036



MIKE FLETES

REAL ESTATE ADVISOR

805.813.2535

mike@mikefletes.com

MikeFletes.com

LIC NO. 01917304



BRIAN VU

SR. INVESTMENT ASSOCIATE

818.913.8819

brian@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02181861