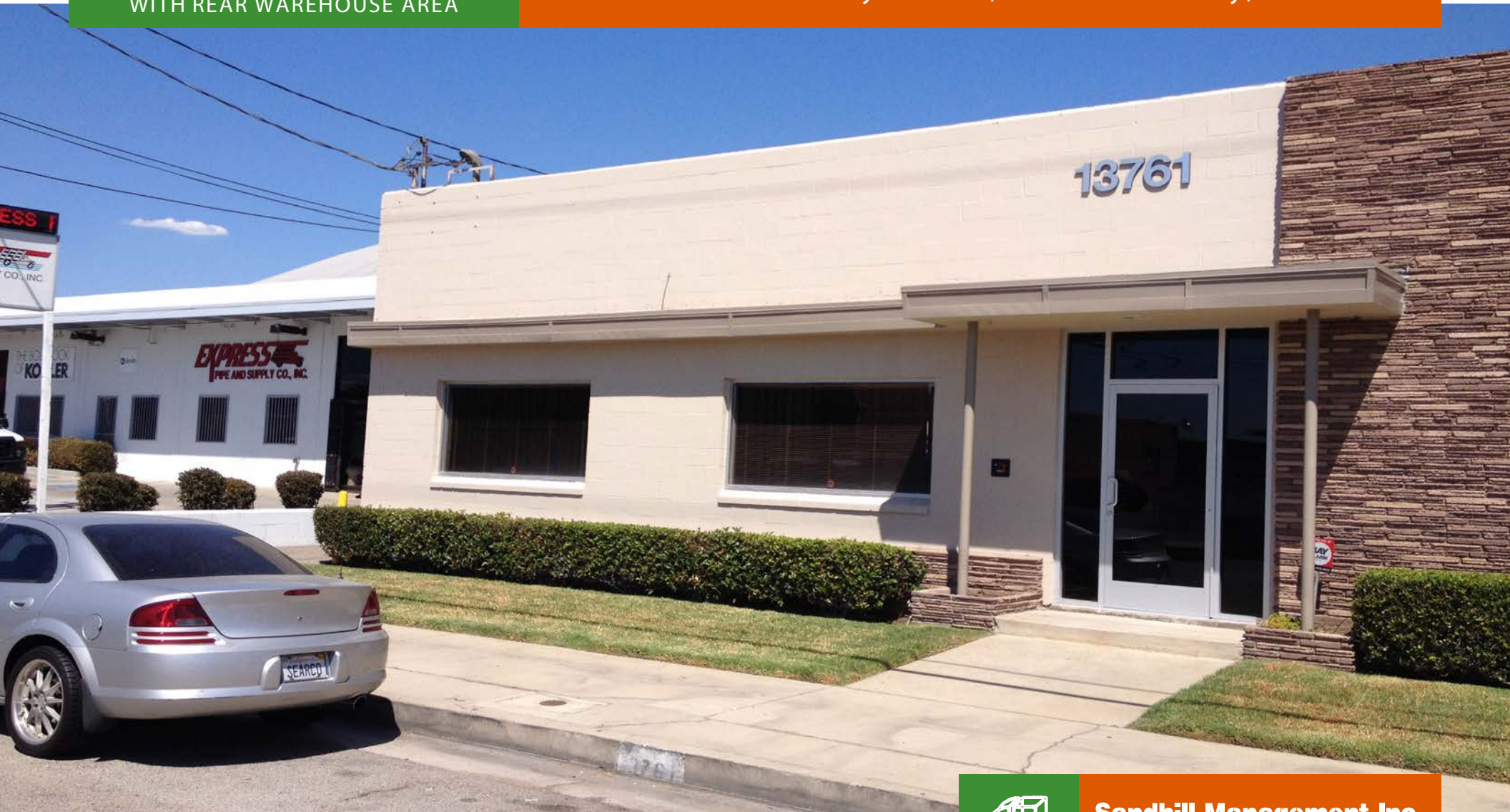


# FOR LEASE

5,200 SF Freestanding Industrial Building with yard.

STREET-FACING OFFICE SPACE  
WITH REAR WAREHOUSE AREA

13761 Saticoy Street, Panorama City, CA



**Edward "Ned" Geoghegan**

DRE#01262292

818.519.0592

[ngeoghegan@sandhillmgmt.com](mailto:ngeoghegan@sandhillmgmt.com)



**Sandhill Management Inc.**

[www.sandhillmgmt.com](http://www.sandhillmgmt.com)

Although all information furnished is from sources deemed reliable, this information has not been verified and no warranty is made as to the accuracy thereof. Terms of sale or lease and availability are subject to change or withdrawal without notice. No liability of any kind is to be imposed on the broker or owner herein.

## PROPERTY HIGHLIGHTS

Recently remodeled ±5,200 square foot free-standing industrial building boasting excellent curb appeal in the San Fernando Valley's Panorama City. Offering luxurious air conditioning throughout the facility, the property features two ground-level loading doors, a private gated yard, four offices, two bathrooms, a compact kitchen area, and dedicated storage space. M2-1 zoning (City of Los Angeles) and two updated electric mains (200-amp single-phase and 400-amp three-phase) providing reliable power, make the site ideal a range of industrial and manufacturing related uses.



Located in the Northeast San Fernando Valley, 6 Miles From the Burbank Airport



Remodeled Property with Excellent Curb Appeal + Air Conditioning Throughout



Ample Parking in a Dedicated, Onsite Lot



Adjacent to Commercial Industrial Zones and Densely Populated Residential Neighborhoods



3 Miles From the Junction of the 170 + 5 Frwys



Gated Yard, 2 High + 1 Ground Level Loading Doors, 200-Amp Single Phase and 400-Amp 3-Phase Power



Lease Rate: \$1.75 PSF + \$0.16 PSF CAM



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[www.sandhillmgmt.com](http://www.sandhillmgmt.com)



13761 SATICOY ST | PANORAMA CITY, CA 91402

## PROPERTY SPECS

- » ±5,200 SF Freestanding Building
- » Private, Gated Yard
- » 2 Ground-Level Loading Door
- » Recently Remodeled
- » Office Space With 4 Offices, Compact Kitchen Area, Two Private Restrooms + Dedicated Storage Space
- » Air Conditioning Throughout
- » 200-Amp Single Phase Power
- » 400-Amp 3-Phase Power
- » M-2 Zoning (City of Los Angeles)
- » 400 Amp 3-Phase Power



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**GATED YARD + PARKING LOT**



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**OFFICE INTERIOR**



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**WAREHOUSE INTERIOR**

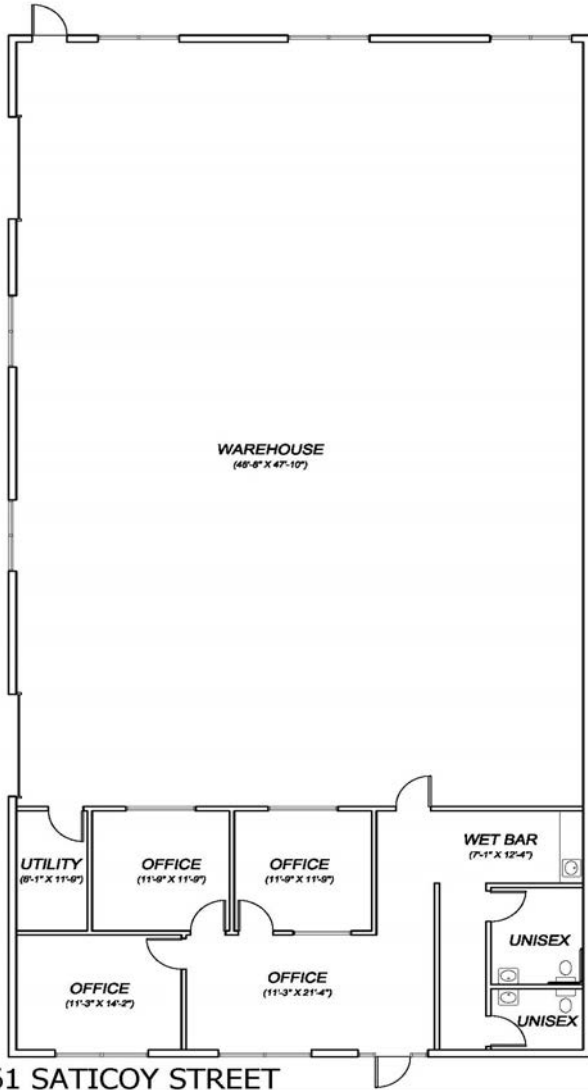


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# BUILDING FLOOR PLAN



13761 SATICOY STREET  
VAN NUYS, CA

Scale: 3/32" = 1'-0"

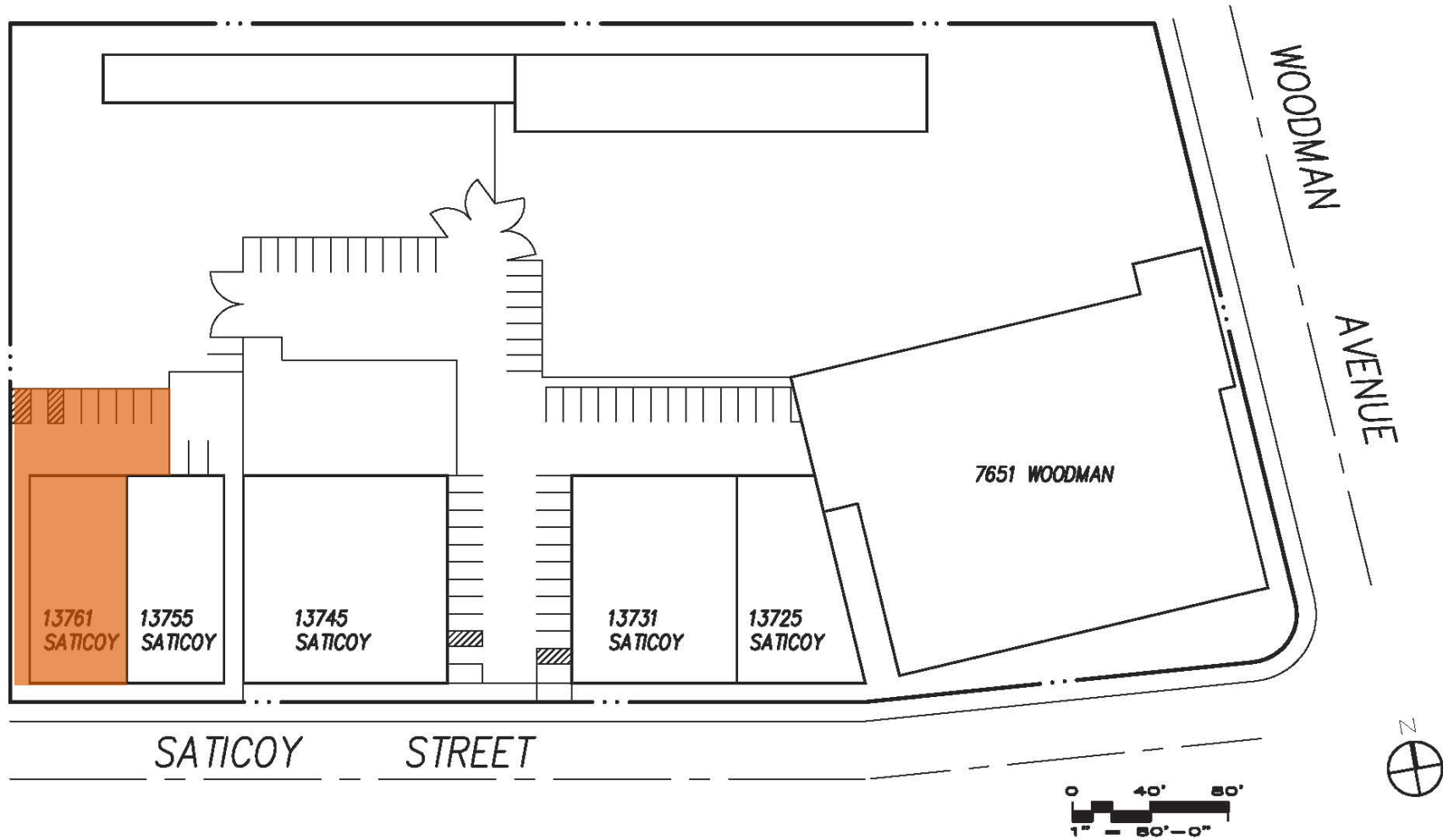
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# STREET OVERVIEW



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# SITE OVERVIEW



**SUBJECT PROPERTY**  
13761 Saticoy St

PRIVATE  
GATED YARD

SATICOY STREET

WOODMAN AVE



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# AREA OVERVIEW

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