

REDUCED LEASE RATE
\$1.55 NNN PSF



Prime Central San Fernando Valley Location
20-Ft Clear Height, 4 DH Doors, 2 GL Doors
Private, Secured Rear Yard



28,043 SF AVAILABLE FOR LEASE

INDUSTRIAL FACILITY | APPROXIMATELY ONE MILE TO 405 FREEWAY | VAN NUYS AIRPORT ADJACENT
16300 Stagg Street | Van Nuys, CA 91406



NEWMARK

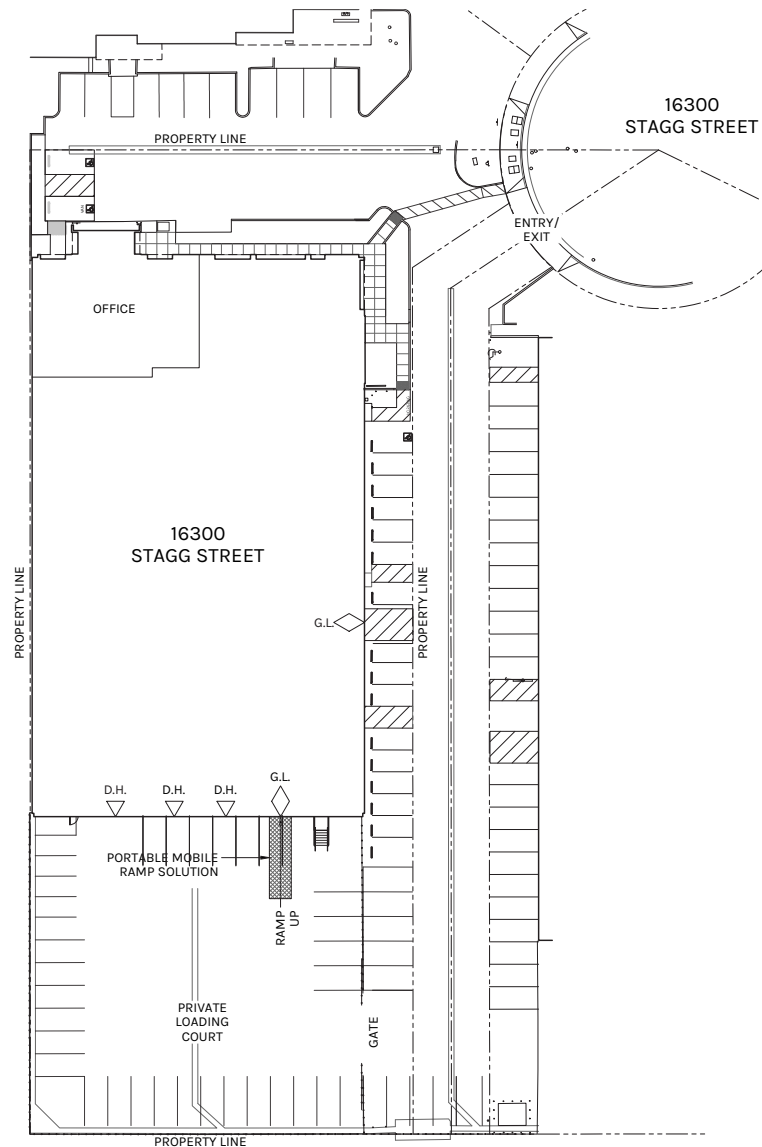


PROPERTY HIGHLIGHTS

- 28,043 SF on 1.30 Acres (56,628 SF)
- 2,798 SF Brand New Office Space, Plus 2,856 SF Finished Mezzanine
- 20-foot Clear Height
- 4 Dock High Positions and 2 Ground Level Doors
- 48 Parking Stalls
- 800 Amps, 277/480 Volts
- Private, Fenced and Secure Rear Yard
- Sprinklered
- M2 Zoning
- Incredible Runway Views
- \$1.55 NNN Per Square Foot
- *Five months free rent / early occupancy with minimum 5-year lease term - call broker for details*
- Ready for Occupancy







WAREHOUSE
±22,389 SF

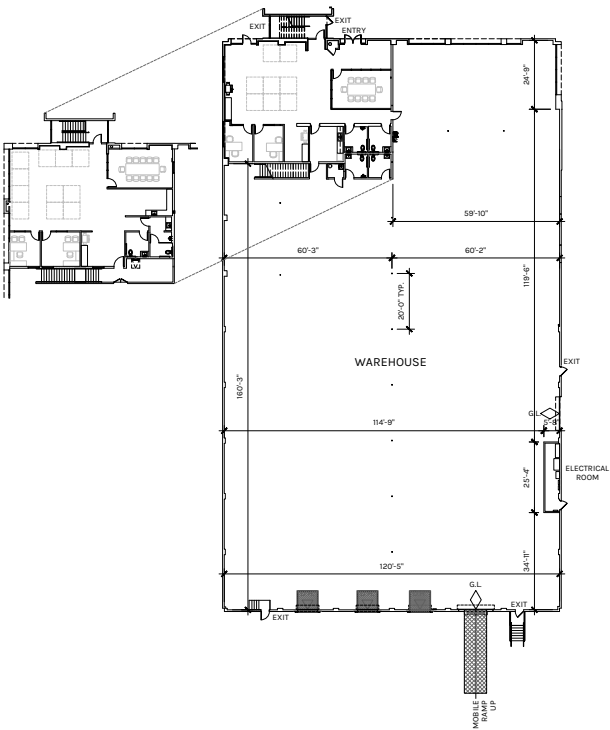
OFFICE & MEZZ
±5,654 SF

TOTAL
28,043 SF

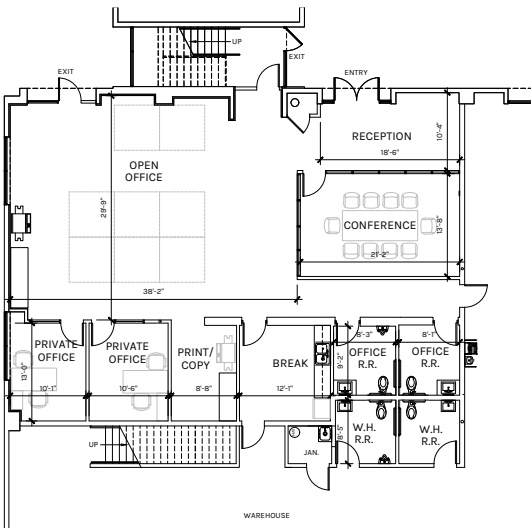
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



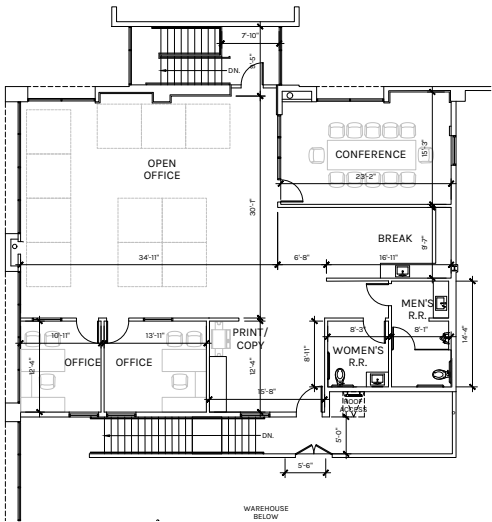
Overall Floor Plan



First Floor Office Plan



Second Floor Office Plan



WAREHOUSE
±22,389 SF

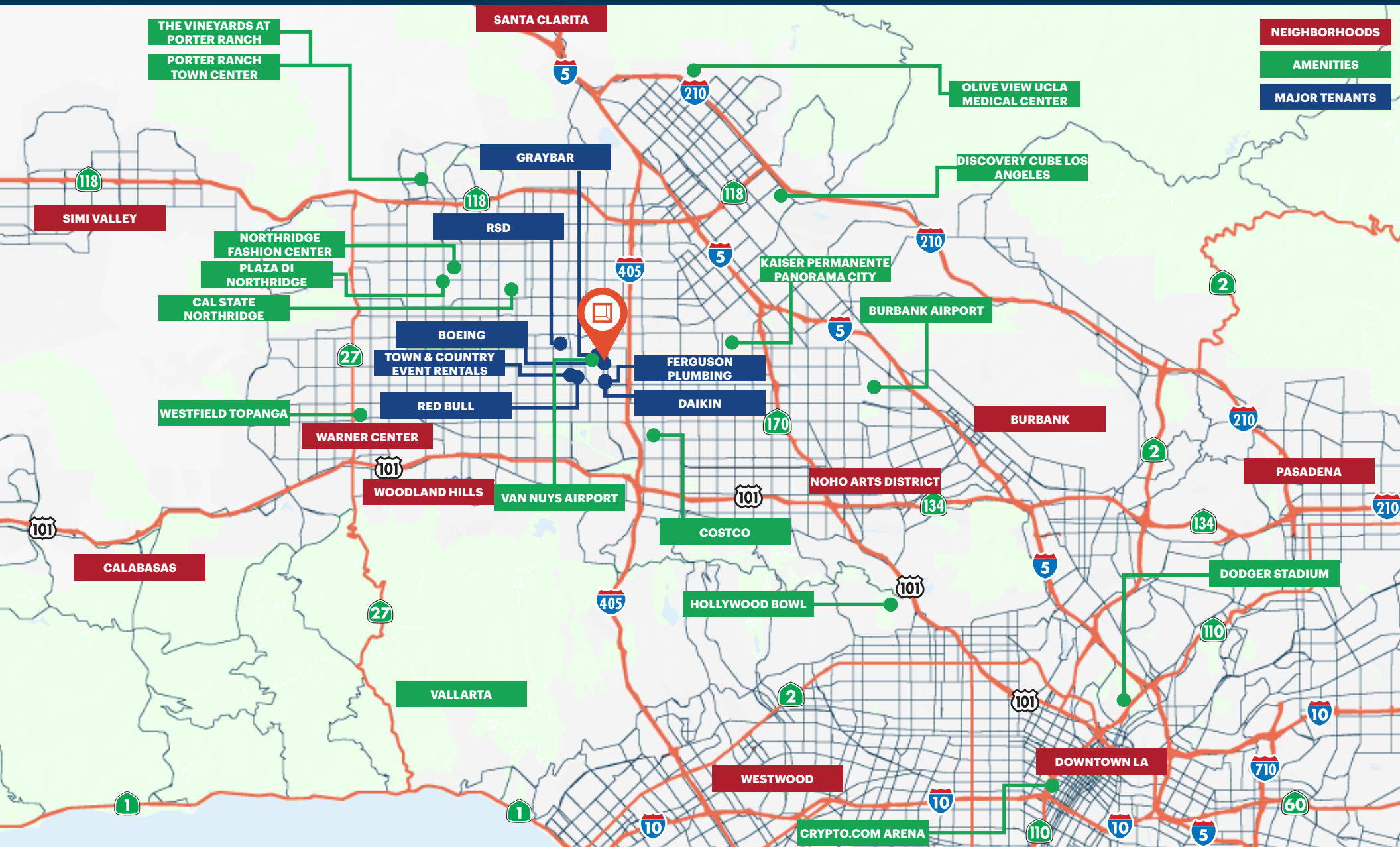
OFFICE & MEZZ
±5,654 SF

TOTAL
28,043 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

Property Location

16300 Stagg Street



10.2 Miles
To Burbank
Hollywood Airport

22.4 Miles
To Downtown
Los Angeles

42.4 Miles
To Ports of Los
Angeles / Long Beach

I-5, US-101, SR-118
Immediate Access
and Close Proximity



**Rexford
Industrial**

Leasing Contacts

JOHN DeGRINIS, SIOR

Vice Chairman

t 818-921-8529

john.degrinis@nmrk.com

CA RE Lic. #00918958

PATRICK DuROSS, SIOR

Vice Chairman

t 818-921-8530

patrick.duross@nmrk.com

CA RE Lic. #01461031

JEFF ABRAHAM, SIOR

Executive Managing Director

t 818-921-8528

jeff.abraham@nmrk.com

CA RE Lic. #01830909

JAVIER GALVAN

Associate Director

t 818-921-8532

javier.galvan@nmrk.com

CA RE Lic. #02116539

Newmark

24025 Park Sorrento, Suite 480

Calabasas, CA 91302

t 818-921-8526

nmrk.com

Corporate License #01355491

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.