

Available SF 1,548 SF

Industrial For Lease
Building Size 15,125 SF

Address: 15635 Saticoy St, Unit D, Van Nuys, CA 91406

Cross Streets: Saticoy St/Haskell Ave

Prime Van Nuys Location
 Quiet Business Park
 Good Clear Height
 Immediate 405 Freeway Access
 Water & Trash Included in Price**

Lease Rate/Mo:	\$3,019	Sprinklered:	No	Office SF / #:	250 SF / 1
Lease Rate/SF:	\$1.95	Clear Height:	15'-16'	Restrooms:	1
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	1,548 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,548 SF	A: 200 V: 120 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1979R25	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 3	/ Ratio: 1.9:1	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Central SFV
Zoning:	(Q)CM-1			APN#:	2206012026

Listing Company: Lee & Associates

Agents: [Erica Balin 818-444-4912](mailto:ebalin@lee-re.com), [Scott Caswell 818-444-4911](mailto:scott@lee-re.com)
Listing #: 41893057

Listing Date: 02/07/2025

FTCF: CB250N000S000/A0AA

Notes: Call brokers for commission information. Lessee to independently verify all information contained herein, broker/owner make no representations. Call broker for appointment. **Water and Trash included in the base rent provided there is not excessive use.