

Available SF 1,548 SF

Industrial For Lease
Building Size 15,125 SF

Address:

15635 Saticoy St, Unit F, 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
Lease Rate/SF: \$1.95
Lease Type: Modified Gross
Available SF: 1,548 SF
Minimum SF: 1,548 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: (Q)CM-1

Sprinklered: No
Clear Height: 15'-16'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 120 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979R25
Whse HVAC: No
Parking Spaces: 3 / **Ratio:** 1.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 250 SF / 1
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Central SFV
APN#: 2206012026

Listing Company: Lee & Associates

Agents: [Erica Balin 818-444-4912](#), [Scott Caswell 818-444-4911](#)
Listing #: 40013525

Listing Date: 03/26/2024

FTCF: CB250N000S000/A0AA

Notes: 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.