

**Available SF** 2,500 SF

**Industrial For Lease**
**Building Size** 10,000 SF


- Fenced Yard
- Newly Remodeled Offices

**Address:** 16151 Leadwell St, Van Nuys, CA 91406

**Cross Streets:** Valjean Ave/Leadwell St

Outstanding Central Valley Location  
 Adjoining to Van Nuys Airport  
 High Warehouse Clearance  
 Epoxy Warehouse Floors / Gorgeous Finishes  
 Close Proximity to 405 and 101 Freeways

**Lease Rate/Mo:** \$4,600  
**Lease Rate/SF:** \$1.84  
**Lease Type:** Modified Gross / Op. Ex: \$0.11  
**Available SF:** 2,500 SF  
**Minimum SF:** 2,500 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced/Paved  
**Zoning:** M1  
  
**Listing #:** 42145882

**Sprinklered:** No  
**Clear Height:** 15'  
**GL Doors/Dim:** 1 / 10'x12'  
**DH Doors/Dim:** 0  
**A: 100 V: 120 O: W:**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1975R22  
  
**Whse HVAC:** No  
**Parking Spaces:** 5 / **Ratio:** 2.0:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Office  
  
**Listing Date:** 03/18/2025

**Office SF / #:** 550 SF / 3  
**Restrooms:** 2  
**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#:** 2205025023