

Available SF 8,540 SF

Industrial For Sublease

Building Size 13,949 SF



Address: 16611 Arminta St, Van Nuys, CA 91406
Cross Streets: Ruffner Ave/ Arminta St

Sublease Through 5/31/2028
 Flight Industrial Park
 Easy Access to 405 & 101 Freeways
 Excellent Van Nuys Location / Airport Adjacent
 Longer Term Possible

Lease Rate/Mo:	\$14,931	Sprinklered:	No	Office SF / #:	1,740 SF / 5
Lease Rate/SF:	\$1.75	Clear Height:	15'	Restrooms:	2
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	8,540 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	8,540 SF	A: 400 V: 120/240 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Sublease Through 5/31/2028	Const Status/Year Blt:	Existing / 1983	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	03/01/2026
Sale Price/SF:	NFS	Parking Spaces: 16 / Ratio:	1.9:1	Vacant:	No
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Central SFV
Zoning:	M2-1			APN#:	2205-009-034
Listing Company:	Lee & Associates				
Agents:	Scott Caswell 818-444-4911 , Erica Balin 818-444-4912				
Listing #:	44241122	Listing Date:	01/29/2026	FTCF:	CB250N000S000/A0AA
Notes:	(Sub)Lessee to independently verify all information contained herein, broker/owner/Sublessor make no representations.				