

**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

<b>Lease Rate/Mo:</b>	\$13,664	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	1,740 SF / 5
<b>Lease Rate/SF:</b>	\$1.60	<b>Clear Height:</b>	15'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>	1 / 12'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	8,540 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	8,540 SF	<b>A: 400 V: 120/240 O: 3 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Sublease Through 5/31/2028	<b>Const Status/Year Blt:</b>	Existing / 1983	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	03/01/2026
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 16 / Ratio:</b>	1.9:1	<b>Vacant:</b>	No
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	Central SFV
<b>Zoning:</b>	M2-1			<b>APN#:</b>	2205-009-034

**Listing Company:** Lee & Associates

**Agents:** [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica.balin@lee-re.com)
**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.