

FOR LEASE - BRAND NEW VAN NUYS SPEC
DEVELOPMENT PROJECT



VAN NUYS INDUSTRIAL PARK

16320 Raymer Street, Van Nuys, CA



BRAND NEW 38,085 SF INDUSTRIAL BUILDING
ANTICIPATED COMPLETION Q2 2025

PROPERTY HIGHLIGHTS & FEATURES

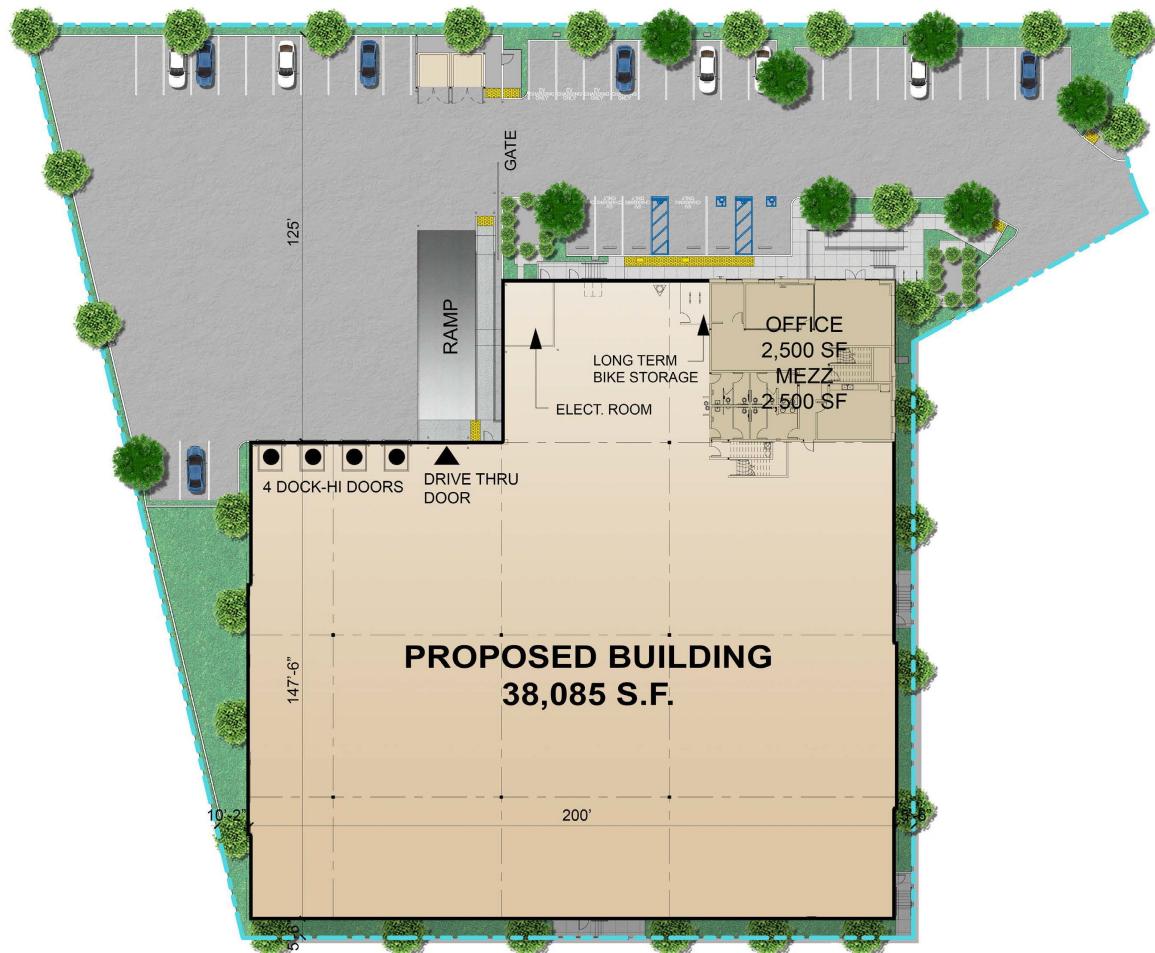
PROPERTY HIGHLIGHTS

- State-of-the-Art, Turnkey, High Image Industrial Park Located in Prime Central SFV Location
- Excellent Main Street Signage Opportunities.
- Excellent Distribution & Last Mile Logistics Location - Approximately 1.8 Million SFV Residents Within a 30 Minute Drive Time
- Immediate (405) Freeway Access via Roscoe Blvd On/Off Ramp
- Adjacent Land Available for Outside Storage or Additional Parking Needs
- Designed & Developed to LEED Certified Standards

PROPERTY FEATURES

| | |
|--|--|
| Free Standing Building With Secured Yard: | 38,085 SF on 1.68 Acres |
| Office: | 5,000 SF |
| Speed Bay Spacing: | 60' Speed Bay, 50' Typical Bay Spacing Perpendicular to Dock Doors |
| Loading: | 4 Dock High & 1 Grade Level Loading Position |
| Clear Height: | 32' Clear Minimum |
| Sprinkler: | ESFR K-25 Sprinkler Systems |
| Power: | 1,200 AMP Main Service Panels |
| Skylight Coverage: | 2.5% |





BUILDING DETAILS

16320 Raymer Street, Van Nuys, CA

| | |
|---|---|
| Address: | 16320 Raymer Street Van Nuys, CA |
| Architect: | Herdman Architecture + Design, Inc. |
| Total Building (in Square Feet): | 38,085 SF |
| Total Office Area: | 5,000 SF |
| Ground Floor Office: | 2,500 SF |
| Mezzanine Office: | 2,500 SF |
| Land Area: | 78,378 SF |
| Auto Parking Stalls: | 40 Stalls |
| Dock High Doors: | 4 Dock Doors (9'x10'H) |
| Loading Packages: | 40K LB Mechanical levers installed on every door |
| Grade Level Doors: | 1 (12'x14' H) |
| Clear Height: | 32' Clear Minimum |
| Truck Court Depth | 125' |
| Electrical: | 1,200-amp main service panel |
| Paving: | 100% Concrete |

PROPERTY LOCATION





NEARBY AMENITIES & CORP. NEIGHBORS



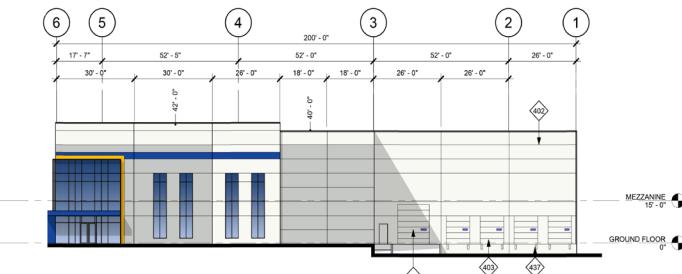
Van Nuys Industrial Park



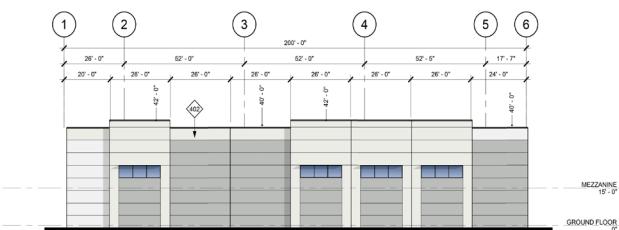


RENDERINGS & ELEVATION

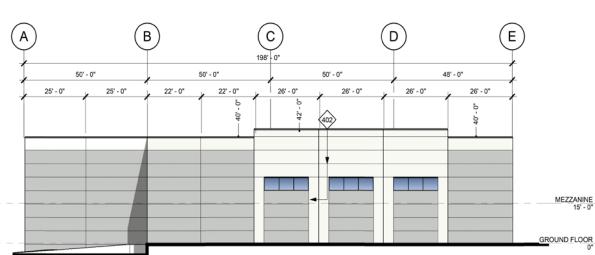
16320 Raymer Street, Van Nuys, CA | 38,085 SF



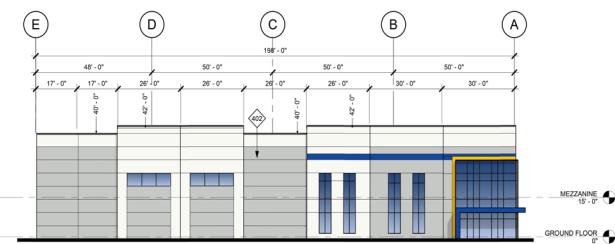
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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