

**Available SF** 2,500 SF

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

**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:** \$4,975  
**Lease Rate/SF:** \$1.99  
**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

**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

**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

**Listing Company:** Lee & Associates

**Agents:** [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:ericabalin@lee-re.com)
**Listing #:** 42145882

**Listing Date:** 03/18/2025

**FTCF:** CB250N000S000/A0AA

**Notes:** Lessee to independently verify all information contained herein, broker/owner make no representations. Do not go direct, call broker for appointment. Yard is shared with neighboring tenants.