

FOR SALE OR LEASE

## 4,450 SF Freestanding Industrial Building

7,828 SF Lot

16117 Runnymede St. ■ Van Nuys, CA 91406



### Asking Rate:

- **FOR SALE:** \$199.00/psf
- **FOR LEASE:** \$0.82/psf Gross

### Building Features:

- Highly Desirable Van Nuys Airport Location
- Rare Freestanding Industrial Building
- Pride of Ownership
- Well Appointed Offices
- 100% HVAC
- Ample Power: 2 Electrical Panels (400A, 120-240V, 3Phase)  
(400A, 120-240V, 1Phase)
- Electric Ground Level 10' x 10' Loading Door
- Fenced & Secured Private Parking /Yard area
- Located in State Enterprise Zone – Excellent Benefits
- Minutes from 405, 101, 118 Freeways



**NAI Capital**

Commercial Real Estate Services, Worldwide.

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For information, please contact your exclusive listing agent:

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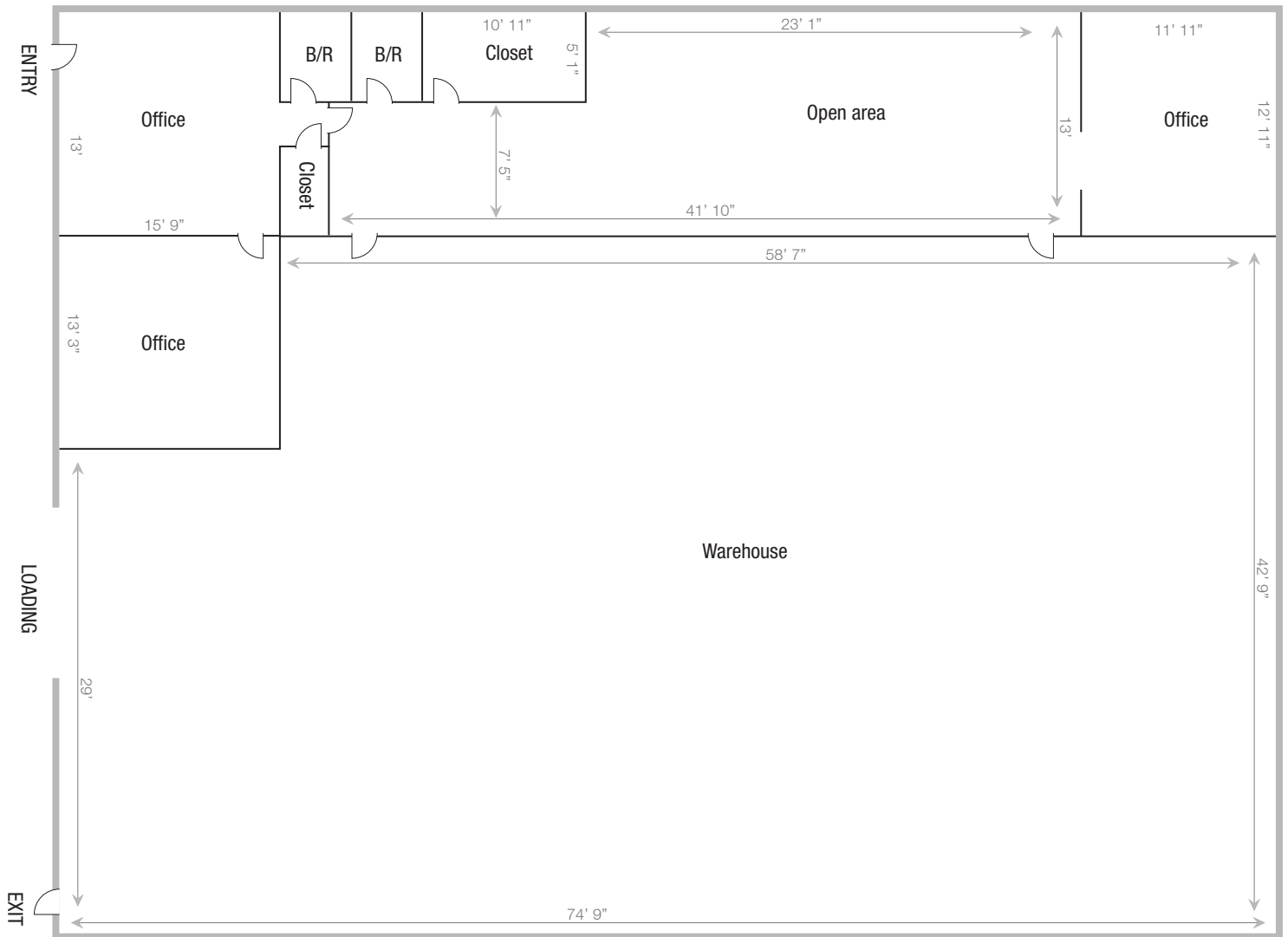
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## SITE PLAN



Not to scale



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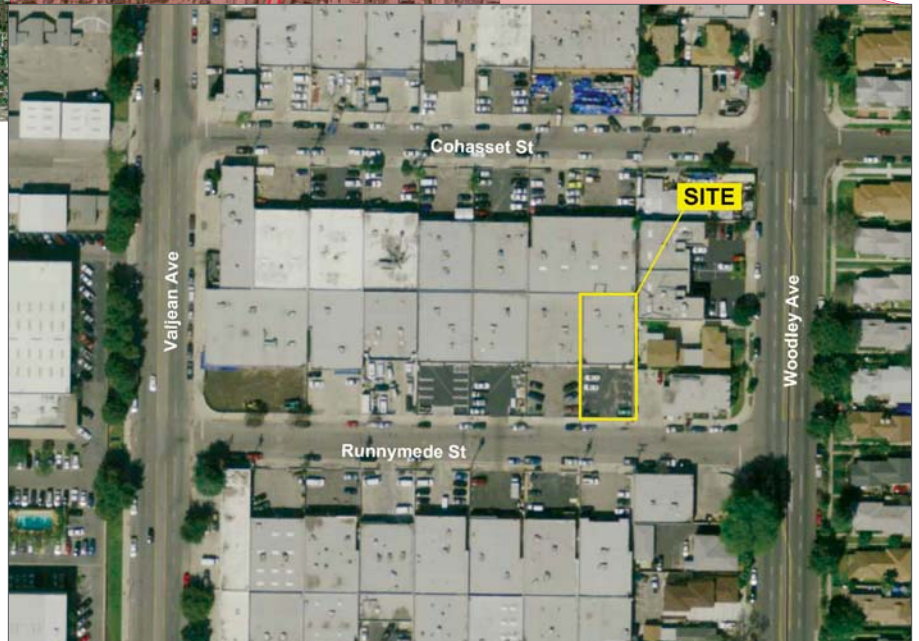
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## AERIAL



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