Colliers

FOR LEASE

North Hills Industrial Park
16689 Schoenborn St
Van Nuys, CA 91343

136,240 SF Industrial Building

David Harding
License No. 01049696
+1 818 334 1880
David.Harding@colliers.com

Greg Geraci
License No. 01004871
+1 818 334 1844
Greg.Geraci@colliers.com

Matt Dierckman
License No. 01301723
+1 818 334 1870
Matt.Dierckman@colliers.com

Billy Walk
License No. 01398310
+1 818 334 1898
William.Walk@colliers.com

Kevin Carroll
License No. 02078759
+1 818 334 1892
Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights

Class A Industrial Building with Excellent Van Nuys Location

30' Clear; 1200A/480V Electrical

ESFR Sprinklers

12 Truck High & 2 Ground Level Doors

Build-To-Suit Offices Up to 5,000 SF

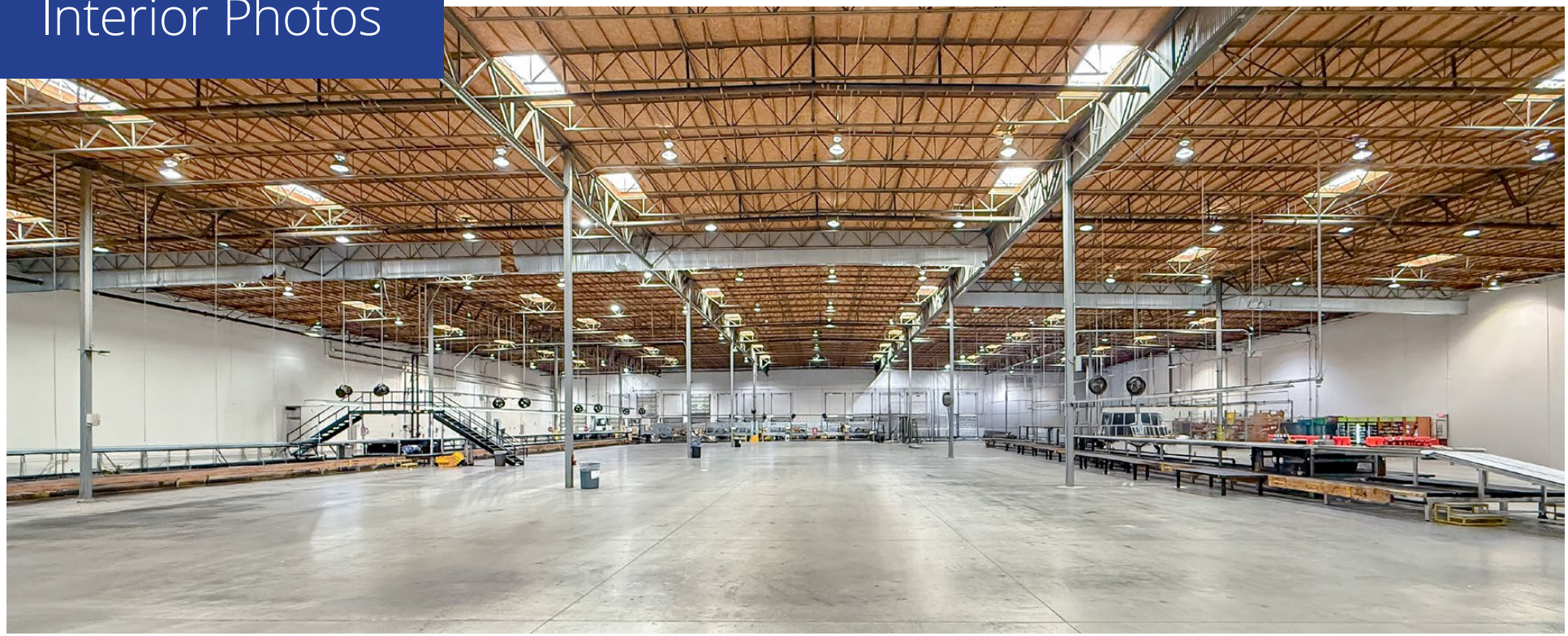
Direct 405 Freeway Access to West LA

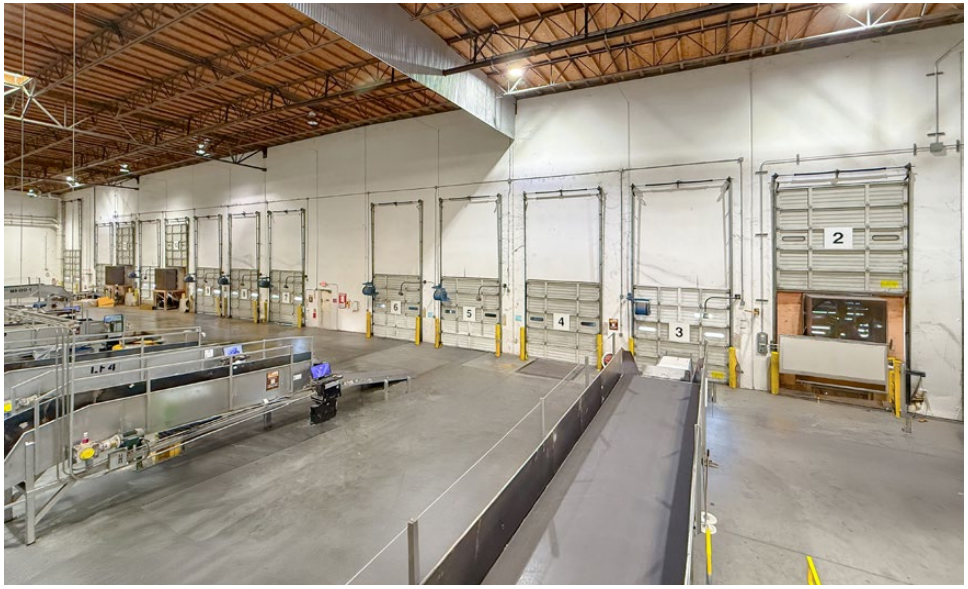
Available SF	136,240
Monthly Rent	$265,668.00
Lease Rate PSF	$1.95 NNN / Op.Ex. $0.15
Clear Height	30'
DH Doors / Dim	12 / 9'x10'
GL Doors / Dim	2 / 12'x14'
Power	1200A, 277/480V, 3Ph, 4W
Parking Spaces / Ratio	273 / 2.0:1
Office SF	Build-To-Suit
Restrooms	Build-To-Suit
Yard	Paved
Zoning	M1 / M2 / P1
Year Built	2004
Possession	90 Days
To Show	Call Agent

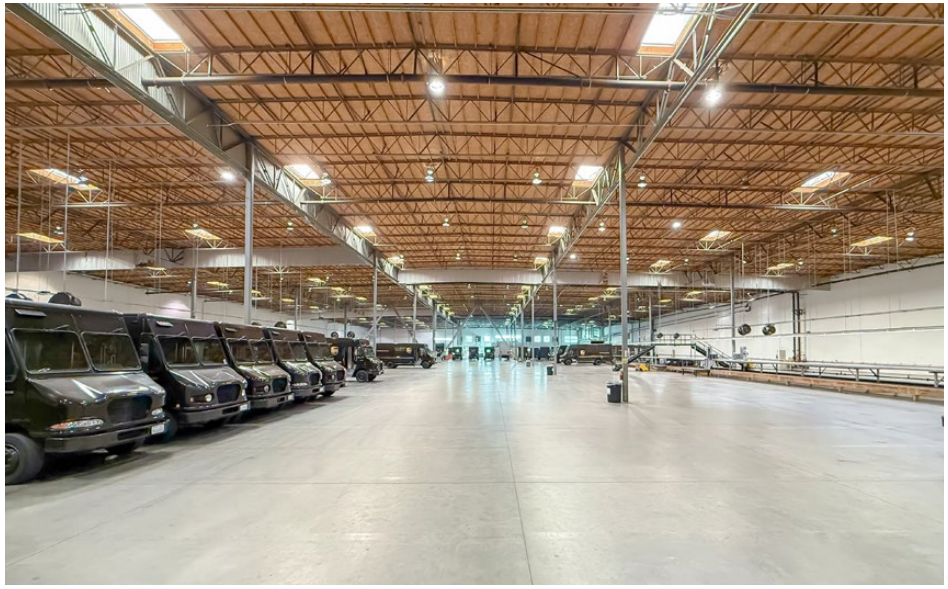
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Exterior Photos

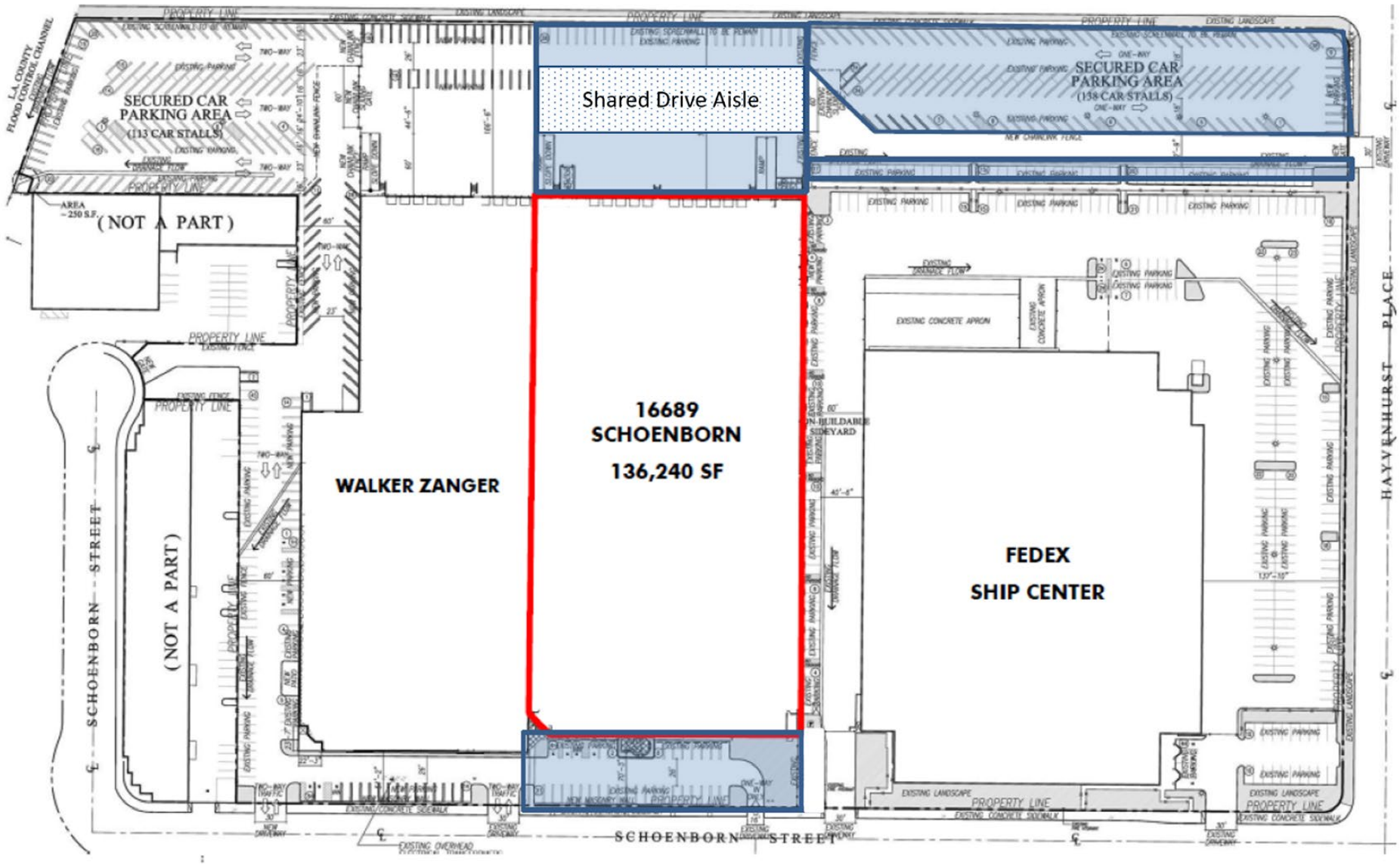
Interior Photos



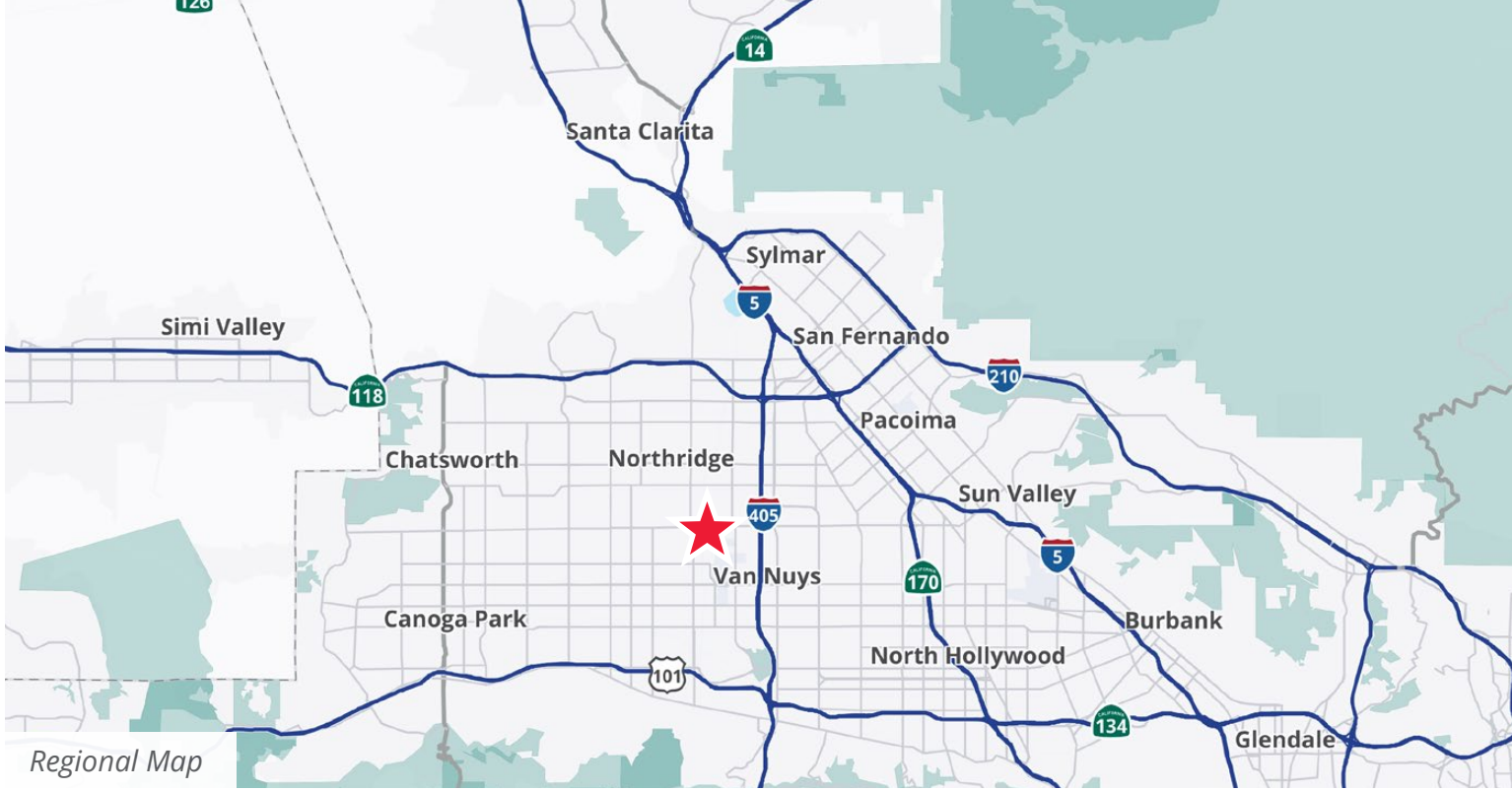




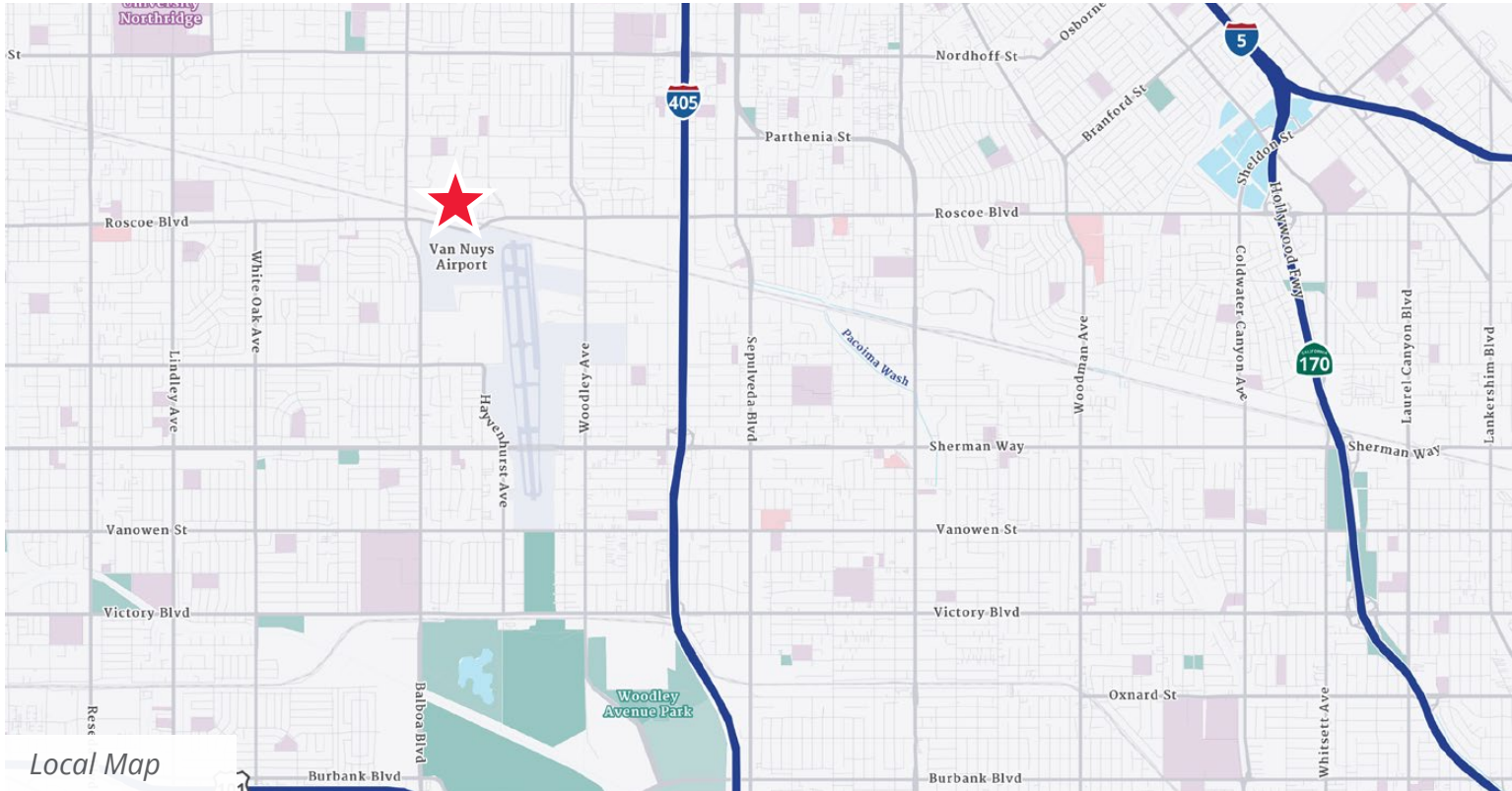
Site Plan


Shared Drive Aisle
SECURED CAR PARKING AREA (113 CAR STALLS)
SECURED CAR PARKING AREA (158 CAR STALLS)
(NOT A PART)
(NOT A PART)
WALKER ZANGER
16689 SCHOENBORN
136,240 SF
FEDEX SHIP CENTER
SCHOENBORN STREET
SCHOENBORN STREET
HAYVENHURST PLACE
PROPERTY LINE
EXISTING PARKING
EXISTING CONCRETE APRON
EXISTING LANDSCAPE
EXISTING CONCRETE SIDEWALK
EXISTING DRAINAGE FLOW
NEW CHAINLINK FENCE
LA COUNTY FLOOD CONTROL CHANNEL

Location **Maps**



Regional Map



Local Map

Contact Info

David Harding
License No. 01049696
+1 818 334 1880
David.Harding@colliers.com

Greg Geraci
License No. 01004871
+1 818 334 1844
Greg.Geraci@colliers.com

Matt Dierckman
License No. 01301723
+1 818 334 1870
Matt.Dierckman@colliers.com

Billy Walk
License No. 01398310
+1 818 334 1898
William.Walk@colliers.com

Kevin Carroll
License No. 02078759
+1 818 334 1892
Kevin.Carroll@colliers.com

Colliers
505 N Brand Blvd
Suite 1120
Glendale, CA 91203
www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.