

**14928**  
W. OXNARD  
VAN NUYS

**± 18,000** <sup>SQ</sup><sub>FT</sub>  
FREESTANDING INDUSTRIAL BUILDING  
**FOR LEASE**

Lease Rate/Month: \$1.90 PSF NNN



## HIGHLIGHTS

- Excellent Street Visibility/25,000 vehicles per day
- Ideal location for Automotive Repair/Collision Center
- 100 Feet Frontage on Oxnard St.
- Pylon Sign
- State Enterprise Zone

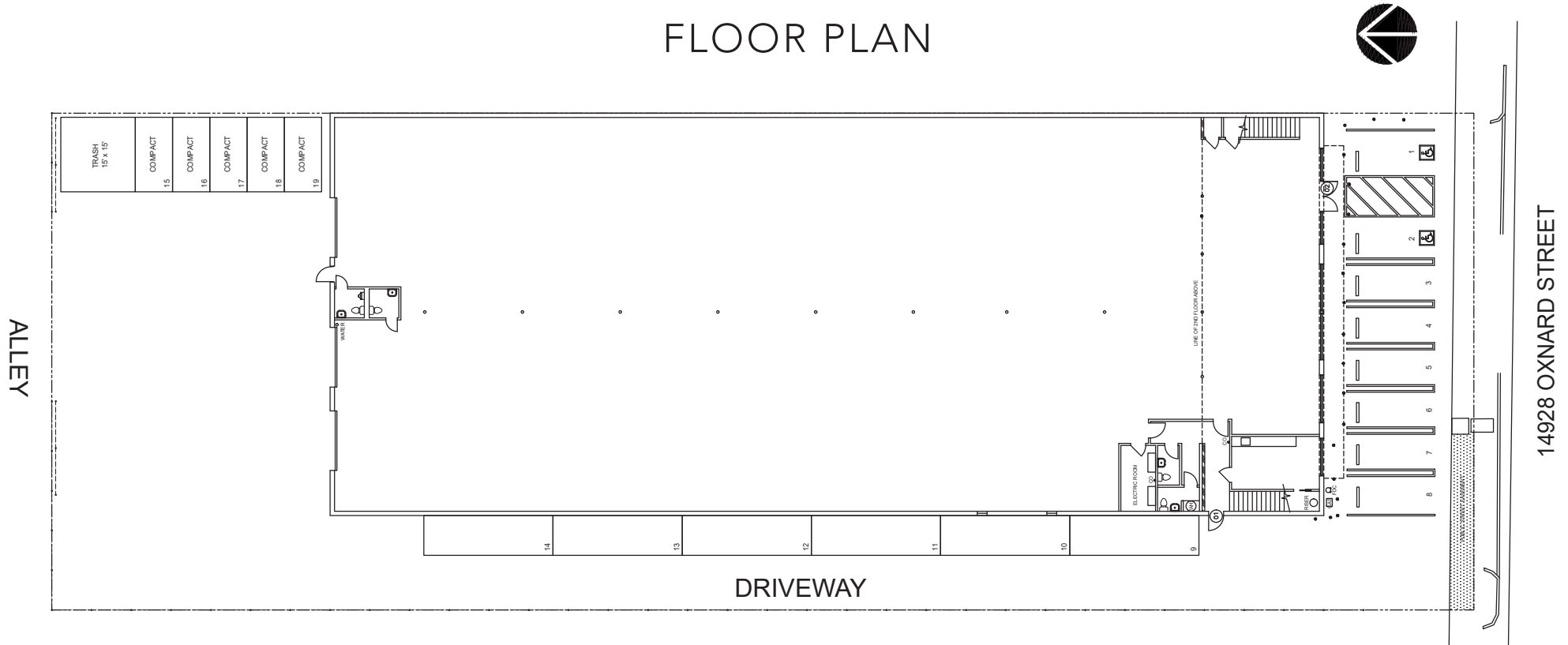
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**Lee & Associates® LA North/Ventura, Inc.**  
*Corp ID #01191898 - A Member of the Lee & Associates Group of Companies*  
15250 Ventura Blvd., Suite 100 - Sherman Oaks, CA 91403  
No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

14928 W. OXNARD ST. VAN NUYS, CA 91406

## FLOOR PLAN



## PROPERTY SPECIFICATIONS

- NNN Charges \$0.44 PSF
- TOTAL SF: 18,000
- LOT SIZE: 28,314
- OFFICE SF: 2,000
- ZONING: M2-1
- SPRINKLERS: Yes
- LOADING: (3) GL Doors
- CLEAR HEIGHT: 10' – 14'
- POWER: 2 Electrical Panels  
Electrical Panels each 400 Amps/240 Volts/3 Phase
- PARKING: 26 Spaces  
(add'l offsite parking available)

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## LOCATOR MAP



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## AERIAL VIEW



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