

# FOR LEASE

±8,750 Square Foot - ±19,500 Square Foot  
Industrial Space Available In Van Nuys, California



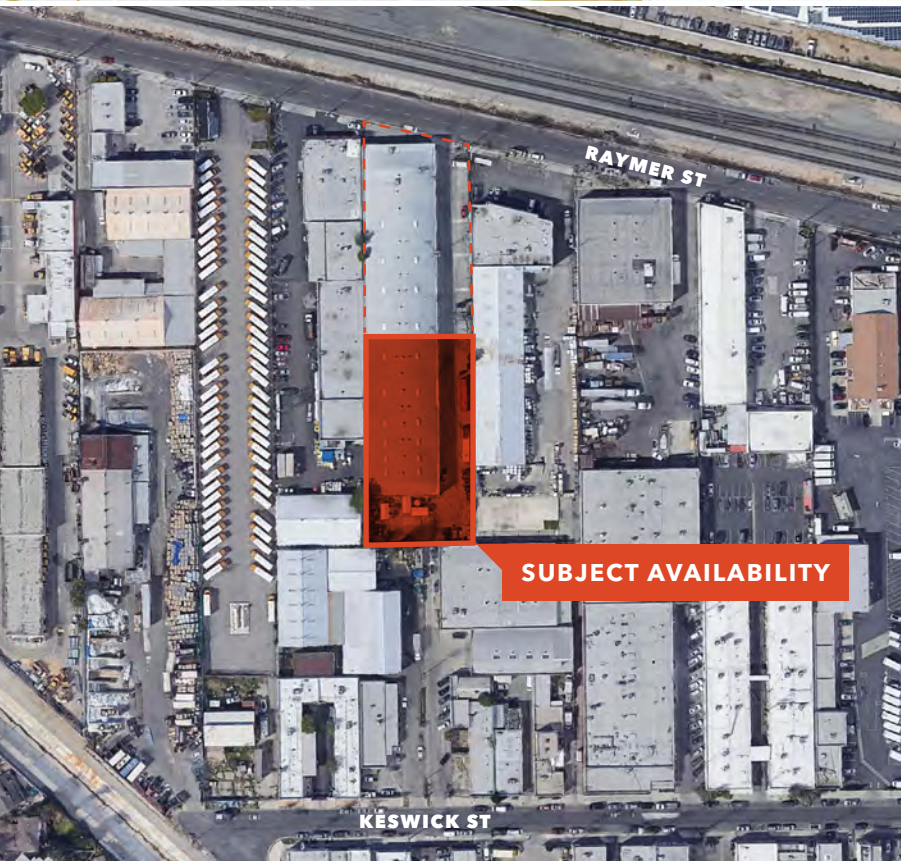
14746 RAYMER STREET, UNIT B, VAN NUYS, CA 91405



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# Industrial Space & Yard Area

14746 RAYMER STREET, UNIT B, VAN NUYS, CA 91405



## UNIT B OVERVIEW

Available Unit Size	±8,750 SF - 19,500 SF
Building Size	±37,000 SF
Loading	Two (2) Dock High Doors & One (1) Ground Level Door
Ceiling Clear Height	15' - 20'
Power	1,000 - 2,200A / 120 - 480V 3 - Phase 4W Heavy
Zoning	LAM2 - 1
Yard	Private Large Yard Area for Additional Storage
Parking	3 / 1,000 SF Unreserved Parking
Security	Gated and Secured Parking Lot
Freeway	Excellent Access to I - 405, I - 5 & CA - 170
Lease Rate	\$1.65 / SF Industrial Gross

For leasing  
information,  
contact

**MICHAEL NEIL**  
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LIC N° 01271103

[KIDDER.COM](http://KIDDER.COM)

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 **Kidder Mathews**

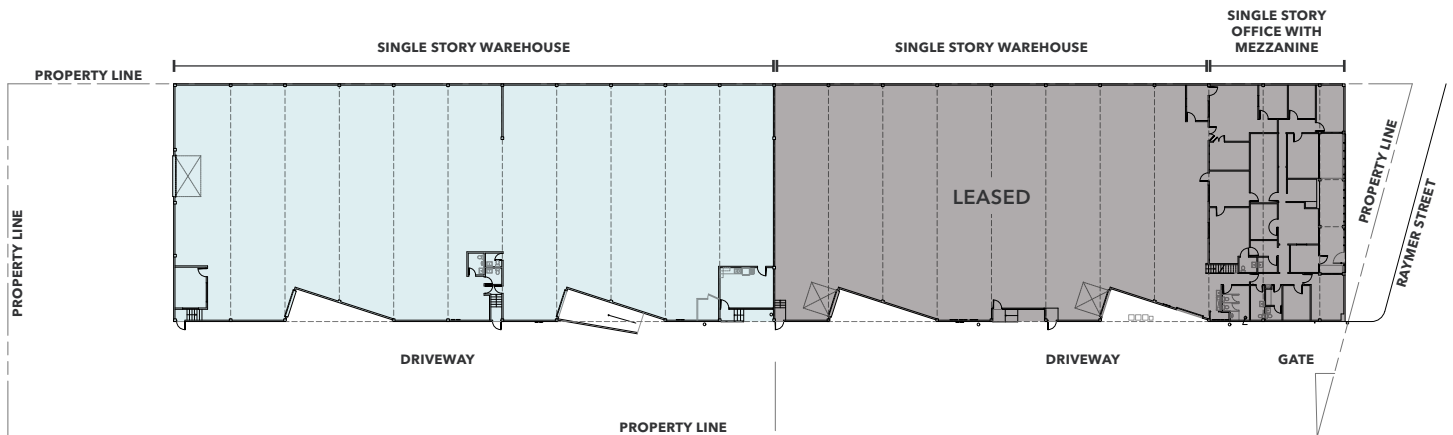
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## Floor Plan | Unit B



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**km** Kidder  
Mathews

The recent arrival of new businesses, hotels, residences, restaurants, and shops transformed the heavily populated area of Van Nuys into a classy, metropolitan neighborhood.



#### DENSELY POPULATED

The city of Van Nuys is the most populous neighborhood in the San Fernando Valley with over 100,000 people.



#### STRONG ECONOMIC OUTLOOK

With an average household income of \$71.4K and the total annual consumer expenditure of \$792.62M, the city boasts a healthy economy.



#### EXCEPTIONAL LOCAL ATTRACTIONS

The city is replete with opportunities for recreational activities and food like dining at Mercado Buenos Aires, golfing at the Van Nuys Golf Course, or visiting the Sepulveda Basin Wildlife Reserve.



#### CLOSE PROXIMITY TO MAJOR TOWNS AND FREEWAYS

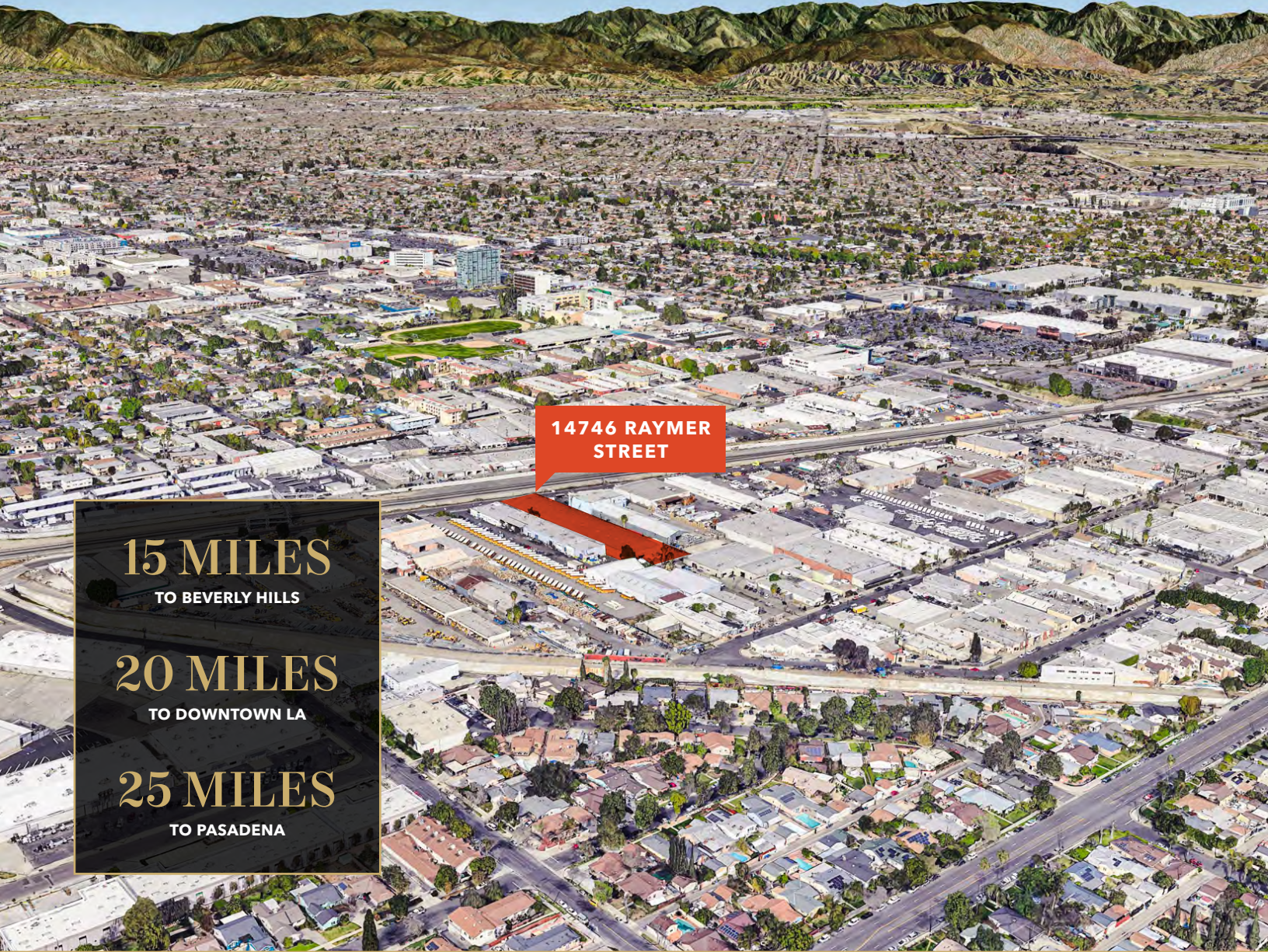
Located less than 20 miles away from LA's Westside, Hollywood, and Downtown LA. Within close range of major freeways (405, 118, 101, 170, 210, & 5).



#### ABUNDANT TRANSPORTATION

Van Nuys Boulevard is now the second-busiest bus corridor in the Valley, as well as the seventh-busiest overall in the Metro system. The transit giant is currently expanding its community connections.





14746 RAYMER STREET

15 MILES  
TO BEVERLY HILLS  
20 MILES  
TO DOWNTOWN LA  
25 MILES  
TO PASADENA

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