

INDUSTRIAL SUBLEASE AVAILABLE

14639 Arminta St., Panorama City, CA 91402

illi COMMERCIAL REAL ESTATE

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CoStar POWERBROKER
ICSC INNOVATING COMMERCE SERVING COMMUNITIES
MEMBER RETAIL BROKERS NETWORK

INDUSTRIAL SPACE
PANORAMA CITY, CA

PROPERTY FEATURES

14639 Arminta St., Panorama City, CA 91402

illi COMMERCIAL REAL ESTATE
the sign of a profitable property





APPROX. 4,000 SF

INDUSTRIAL SPACE AVAILABLE

- ✓ Excellent industrial units in a prime Van Nuys location
- ✓ Ample power
- ✓ Ample and secured parking
- ✓ Two 10’ x 12’ ground-level loading doors
- ✓ One 10’ x 10’ loading door
- ✓ Well-designed office and warehouse space, ideal for multiple applications
- ✓ Excellent 12’ to 14’ warehouse clearance
- ✓ 24 Hour access
- ✓ Fenced lot
- ✓ Air conditioning

AREA AMENITIES

- ✓ Minutes from Van Nuys Airport, public transportation, The Plant, restaurants, amenities, and freeway onramps

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	48,398	336,899	745,585
Avg. HH Income	$78,252	$93,354	$106,989
Daytime Pop	45,811	319,990	715,170
Traffic Count	± 51,447 CPD ON ARMINTA ST & VAN NUYS BLVD		

INTERIOR PHOTOS

14639 Arminta St., Panorama City, CA 91402









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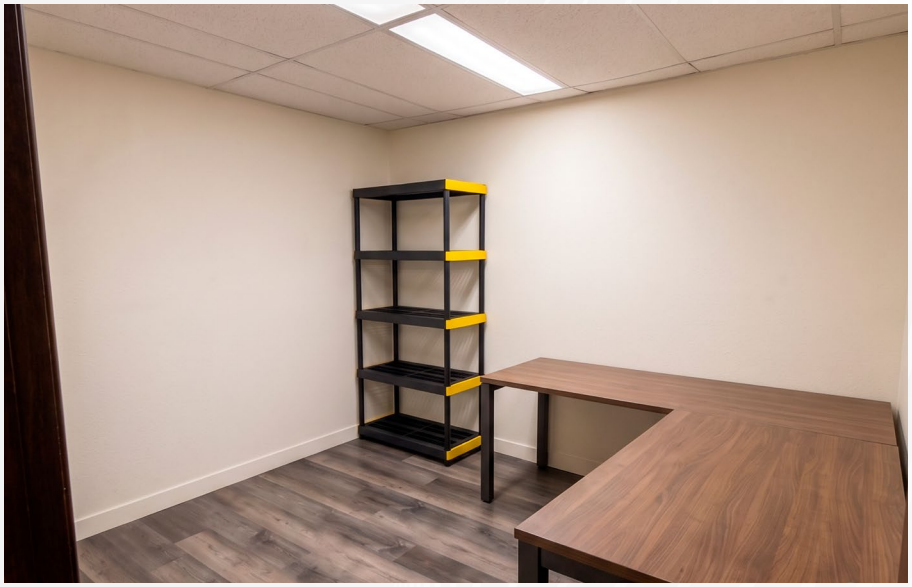






NORDHOFF ST
PARTHENIA ST
ROSCOE BLVD
ARMINTA ST
SEPULVEDA BLVD
VAN NUYS BLVD
WOODMAN AVE
INTERSTATE CALIFORNIA 405
T-Mobile
VALLARTA SUPERMARKETS
O'Reilly AUTO PARTS
WaBa grill
Jack in the box
CVS pharmacy
McDonald's
7-ELEVEN
AutoZone
El Super
FOOD 4 LESS
Walmart
DOLLAR TREE
ROSS DRESS FOR LESS
dd's DISCOUNTS
BANK OF AMERICA
ALDI
Goodwill
YOSHINOYA
WSS
ExtraSpace Storage
target
PYTHONS
Burlington
PETSMART
IN-N-OUT BURGER
OLD NAVY
THE HOME DEPOT
AVAILABLE
LIVING SPACES

AERIAL MAP



COMMERCIAL
REAL ESTATE

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