

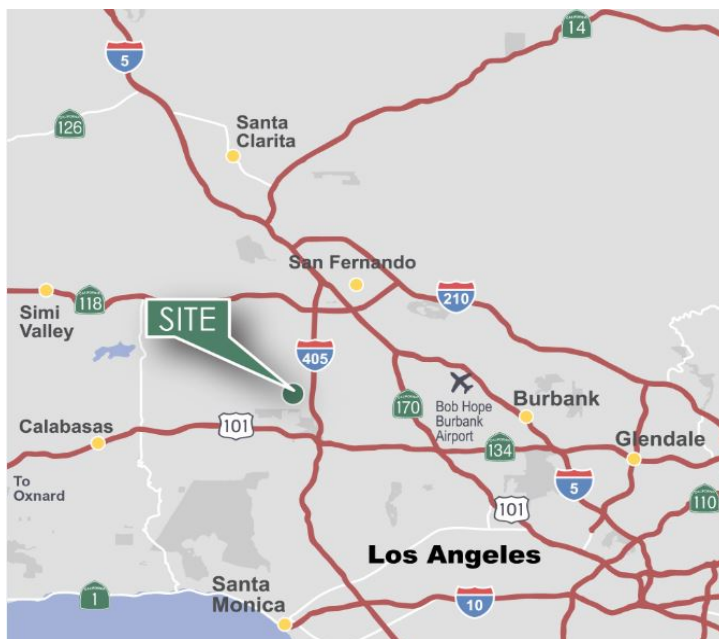
# 108,162 SF

## Industrial Space For Lease



### Prologis Van Nuys Distribution Center

7850 Ruffner Ave,  
Van Nuys, CA 91406



#### LOCATION

- Van Nuys Airport Business Park
- Strategic Central San Fernando Valley

#### FACILITY

- 108,162 SF
- ± 26,817 Total Office
- Elevator Served
- 21'5" Clear height
- 4,000 Amps, 277/480 Volts – (2) 2,000 Amp Panels
- Sprinkler Calculation: .50 GPM/2,000 SF
- Land: 199,320 SF
- Eight (8) Dock Load Levelers
- Exterior platform can accommodate over ten (10) dock high positions via seven (7) doors
- Approximately 167 parking spaces (parking needs to be verified since not all parking area is currently striped).

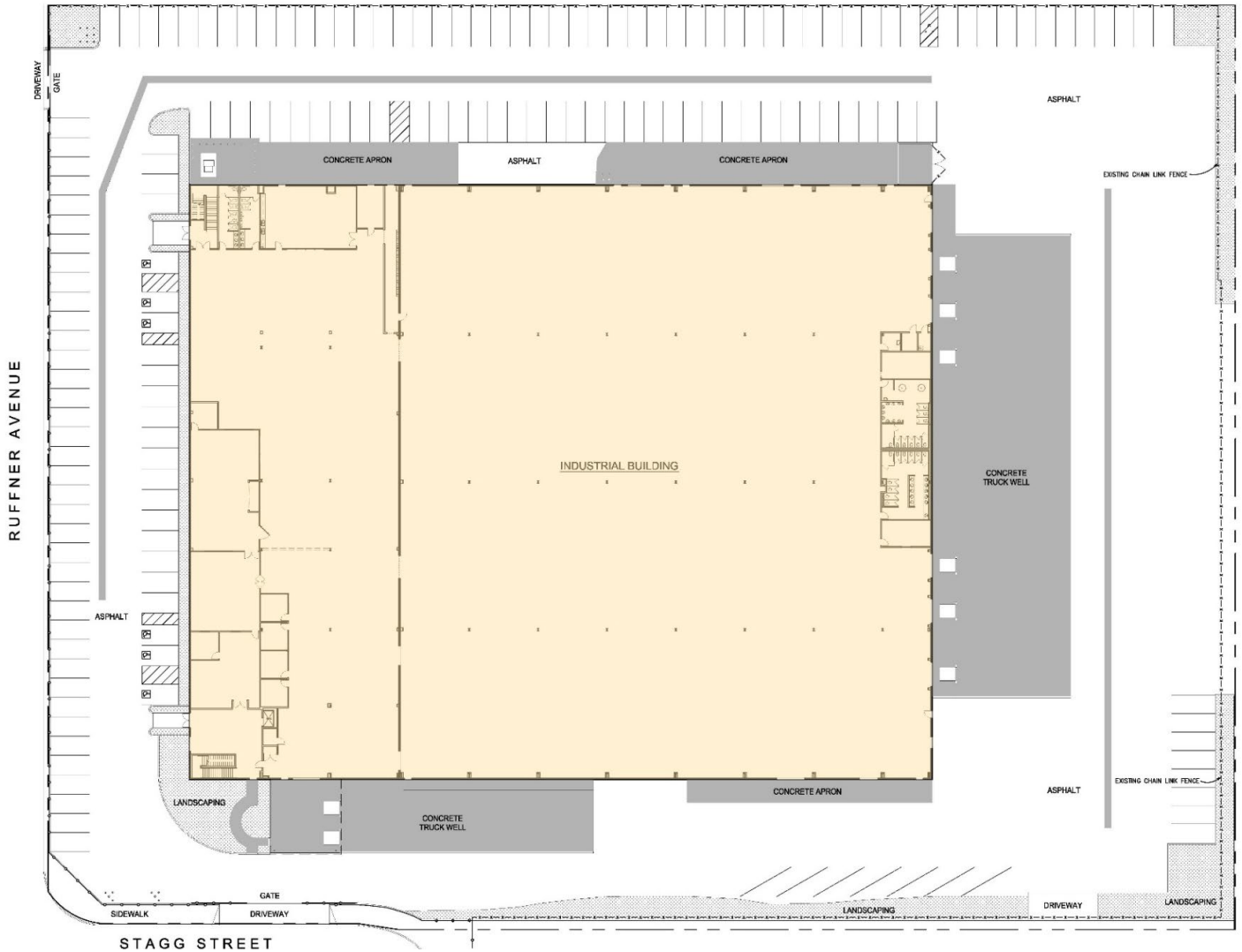
#### ADVANTAGES AND AMENITIES

- Part of a Business Park Environment
- Prologis Ownership
- 26 Minutes From Burbank Airport



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## Industrial Space For Lease



## CBRE

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