

# 1,300 SF | INDUSTRIAL | CANOGA PARK

**1,300**  
SQUARE FEET

**\$1.65/mo**  
APPROX RENT/SF

**\$2,145/mo**  
BASE RENT

**(818) 717-0200**  
www.tSCO-re.com

## PROPERTY ADDRESS

**8100 REMMET AVE, UNIT 4  
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **5/1/2026**

## DESCRIPTION

**Unit Size (approximate): 1,300 square feet Industrial Space WAREHOUSE | One Office**

Restroom: One (sink & toilet)  
Power: 100-Amp Single Phase Service  
Parking: (3) Spaces  
Overhead Door: Ground Level about 12'x10'  
Evaporative Cooler & Space Heater in Warehouse  
Warehouse Clearance is 12'

Tenant pays for its own electricity, gas (heating), telephone, internet & trash.

**Please no woodworkers, welders, marijuana or automotive use**

- \* Subject to Credit and Financial Review.
- \* Monthly Estimated CAM Fee: \$78.00 (\$.06 PSF)
- \* Term: 1 to 3 Years
- \* Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

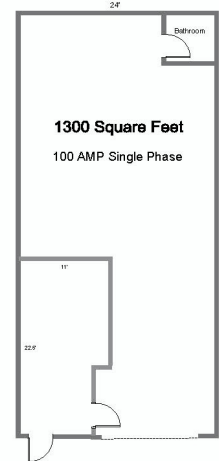
## AMENITIES

- 12' x 10' Overhead Door

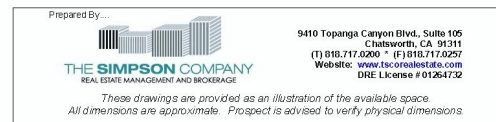
## RENTAL TERMS

Monthly Base Rent	\$2,145.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$78.00 per month (\$.06)

Estimated Monthly Cost is \$2,223.00



Unit 4  
8100 Remmet Ave  
Canoga Park, CA 91304



**AVAILABLE**  
**INDUSTRIAL WAREHOUSE**  
**818-717-0200**  
**JEREMY WACKER**

THE SIMPSON COMPANY  
REAL ESTATE MANAGEMENT AND BROKERAGE  
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES  
tSCOrealstate.com

**FOR LEASING INFORMATION**  
**JEREMY WACKER 818-717-0200 x17**

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