

2,400 SF | INDUSTRIAL | CANOGA PARK

2,400
SQUARE FEET

\$1.55/mo
APPROX RENT/SF

\$3,720/mo
BASE RENT

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

PROPERTY ADDRESS

**8110 REMMET AVE, UNIT 8
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **6/1/2026**

DESCRIPTION

Unit Size (approximate): 2,400 square feet Industrial Space WAREHOUSE | ONE OFFICE W/WALL AC

Restroom: One (sink & toilet)
Power: 100-Amp 3-Phase Service
Parking: (4) 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: \$144.00 (\$.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

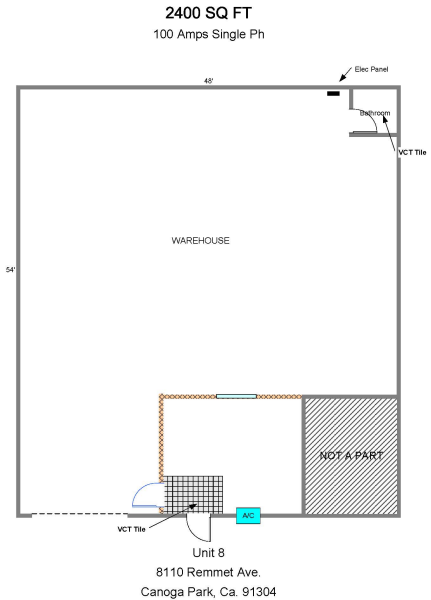
AMENITIES

- 12' x 10' Overhead Door

RENTAL TERMS

Monthly Base Rent	\$3,720.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$144.00 per month (\$.06)

Estimated Monthly Cost is \$3,864.00



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*ALL DIMENSIONS ARE APPROXIMATE



AVAILABLE
INDUSTRIAL WAREHOUSE
818-717-0200
JEREMY WACKER

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

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