

4,100 SF | INDUSTRIAL | CANOGA PARK

4,100
SQUARE FEET

\$1.55/mo
APPROX RENT/SF

\$6,355.00/mo
BASE RENT

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

PROPERTY ADDRESS

8030 REMMET AVE, UNIT 1
CANOGA PARK, CA 91311

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: Within 30 Days

DESCRIPTION

Unit Size (approximate): 4,100 square feet Industrial Space WAREHOUSE | Five (5) Offices - Air Conditioned

Restroom: Two (2)
Power: 150-Amps Single Phase | 100-Amps Three Phase
Parking: Eight (8) Spaces
Overhead Door: Ground Level about 10'x10'
Two Evaporative Coolers & One Space Heater in Warehouse
Warehouse Clearance is 12'

Tenant pays for its own electricity, gas (heating), telephone, internet & trash. Water is reimbursed through CAMs
Please no woodworkers, welders, marijuana or automotive use

- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$246.00 (\$.06 PSF)
- * Term: 2 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

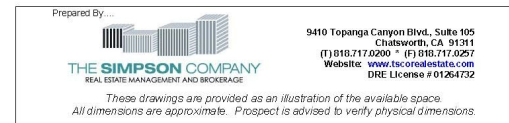
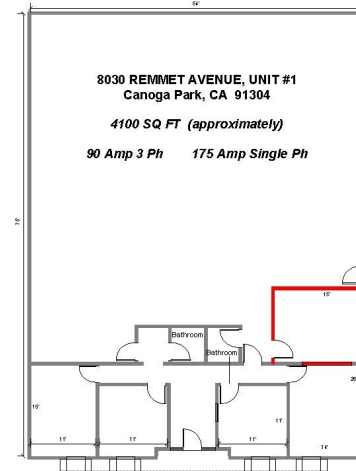
AMENITIES

- Air Conditioned Offices
- 10' x 10' Overhead Door
- Great Street Frontage

RENTAL TERMS

Monthly Base Rent	\$6,355.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$246.00 per month (\$.06)

Estimated Monthly Cost is \$6,600.00



AVAILABLE
INDUSTRIAL WAREHOUSE
818-717-0200
JEREMY WACKER

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

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