

FOR LEASE — INDUSTRIAL / FLEX

8100 REMMET AVE

Unit 4 · Canoga Park, CA, 91304

1,300
SQUARE FEET

\$2,223.00/Mo-All In

Base Rent (\$1.65 PSF) & CAM Charge (\$.06 PSF)



BUILDING SPECS

12' CLEARANCE HT.	12'x10' ROLL-UP DOOR
One (1) PRIVATE OFFICE	1,300 SQUARE FEET
TENANT UTILITIES Electricity, Internet, Phone, Gas & Trash	

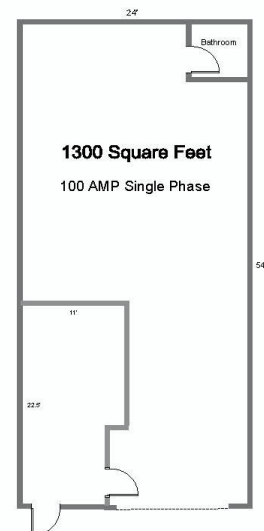
KEY FEATURES

Commercial Type	Multi-Tenant Industrial
Lease Type	Industrial Gross
Minimum Lease Term	1-3 Years
Roll Up Door Access	Front-Loaded
Office SF	~240 SF (11'x22')
Power — Single Phase	100 Amps
Office Heating/Cooling	None
Warehouse Heating	Space Heater (Gas)
Warehouse Cooling	1 Evap. Cooler
Parking	Three (3) Reserved
Restroom	One Private
Security Deposit	Based on Financials

OVERVIEW

A clean, move-in-ready industrial unit on Remmet Ave with easy loading and delivery access. The unit has a fresh coat of paint, new flooring, ample lighting, and has been professionally cleaned throughout. Located in a quiet pocket of Canoga Park, this space is perfect for storage, e-commerce, distribution, and light manufacturing businesses. Water for the property is reimbursed through the Monthly CAM Charge.

***NOTE: No Automotive, Cannabis, Woodworking or Welding businesses allowed**



Unit 4
8100 Remmet Ave
Canoga Park, CA 91304



Prepared By...

THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE

9410 Topanga Canyon Blvd., Suite 105
Chatsworth, CA 91311
(T) 818.717.0200 • (F) 818.717.0257
Website: www.tscorealestate.com
DRE License # 01264732

These drawings are provided as an illustration of the available space.
All dimensions are approximate. Prospect is advised to verify physical dimensions.

01264732

Jeremy Wacker
DRE #01986677

The Simpson Co.
DRE #01264732

[o] 818-717-0200 [c] 818-793-7319
[e] jwacker@tsco-re.com