

1,200 SF | INDUSTRIAL | CANOGA PARK

1,200
SQUARE FEET

\$1.55/mo
APPROX RENT/SF

\$1,860/mo
BASE RENT

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

PROPERTY ADDRESS

21420 CHASE ST, UNIT 6 CANOGA PARK, CA 91311

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **12/15/2025**

DESCRIPTION

Unit Size (approximate): 1,200 square feet Industrial Space WAREHOUSE | Warehouse Only

Restroom: One (sink & toilet)
Power: 100-Amps Single Phase
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. Water & Trash reimbursed through CAMs
Please no woodworkers, welders, marijuana or automotive use

- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$144.00 (\$.12 PSF)
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

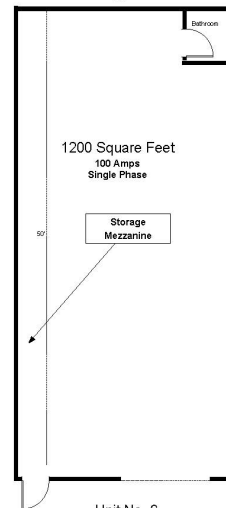
AMENITIES

- 12' x 10' Overhead Door
- Secured Parking

RENTAL TERMS

Monthly Base Rent	\$1,860.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$144.00 per month (\$.12)

Estimated Monthly Cost is \$2,004.00



Unit No. 6
21420 Chase Street
Canoga Park, CA 91304

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Website: DRE License # 01986772
Prepared By...
THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
These drawings are provided as an illustration of the available space.
All dimensions are approximate. Prospect is advised to verify physical dimensions.



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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