

# 1,300 SF | INDUSTRIAL | CANOGA PARK

**1,300**  
SQUARE FEET

**\$1.55/mo**  
APPROX RENT/SF

**\$2,015/mo**  
BASE RENT

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

## PROPERTY ADDRESS

**8100 REMMET AVE, UNIT 8  
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **2/1/2025**

## DESCRIPTION

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

Restroom: One (sink & toilet)  
Power: 100-Amp 3-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**

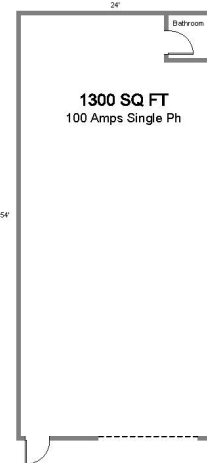
- \* Subject to Credit and Financial Review.
- \* Monthly Estimated CAM Fee: \$78.00 (\$.06 PSF)
- \* Term: 1 to 3 Years
- \* Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

## AMENITIES

- 12' x 10' Overhead Door

## RENTAL TERMS

|                   |                           |
|-------------------|---------------------------|
| Monthly Base Rent | \$2,015.00                |
| Security Deposit  | Based on Financials       |
| Estimated CAM FEE | \$78.00 per month (\$.06) |



Unit 8  
8100 Remmet Avenue  
Canoga Park, CA 91304

Prepared By...



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

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**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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