

# 3,850 SF | INDUSTRIAL | CANOGA PARK

**3,850**  
SQUARE FEET

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

**\$5,965.00/mo**  
BASE RENT

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

**PROPERTY ADDRESS**

**8040 REMMET AVE, UNIT 1**  
**CANOGA PARK, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

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

**DESCRIPTION**

**Unit Size (approximate): 3,850 square feet Industrial Space WAREHOUSE | Six (6) Offices - Air Conditioned**

Restroom: Three (3) | One Shower  
Power: 150-Amps Single Phase | 100-Amps Three Phase  
Parking: Eight (8) Spaces  
Overhead Door: Ground Level about 10'x10'  
Evaporative Cooler & 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: \$231.00 (\$.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

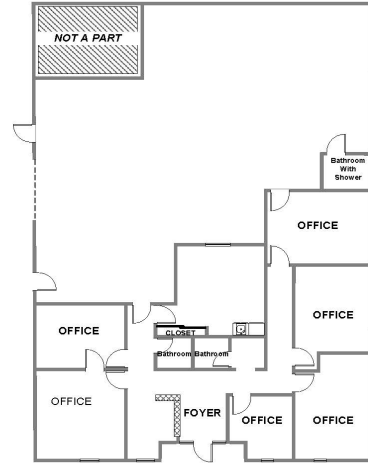
- AMENITIES**
- Great Street Frontage
  - Air Conditioned Offices
  - 10' x 10' Overhead Door
  - Nice Reception Area

**RENTAL TERMS**

Monthly Base Rent	\$5,965.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$231.00 per month (\$.06)

Estimated Monthly Cost is \$6,196.00

8040 REMMET AVE, UNIT 1  
3,850 SF  
150-AMPS SINGLE PHASE & 100-AMPS  
THREE PHASE



Prepared By...  
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DRE License # 01264732  
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

**FOR LEASING INFORMATION**  
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