

# 1,300 SF | INDUSTRIAL | CANOGA PARK

**1,300**  
SQUARE FEET

**\$1.65/mo**  
APPROX RENT/SF

**\$2,145.00/mo**  
BASE RENT

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

## PROPERTY ADDRESS

**8030 REMMET AVE, UNIT 11**  
**CANOGA PARK, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: 3/15/26

## DESCRIPTION

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

Restroom: One (1) | Sink, Toilet, Water & Heater  
Power: 100-Amps Single Phase  
Parking: Three (3) 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: \$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

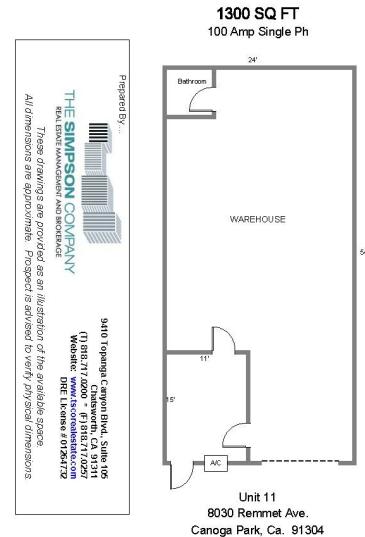
## AMENITIES

- 10' x 10' Overhead Door

## RENTAL TERMS

Monthly Base Rent	\$2,145.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$78.00 per month (\$.06)

Estimated Monthly Cost is \$2,223.00



**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**  
**JEREMY WACKER 818-717-0200 x17**

**JWacker@tSCO-re.com**

**DRE License 01986677**

**THE SIMPSON COMPANY**  
REAL ESTATE MANAGEMENT AND BROKERAGE  
CORP DRE LICENSE 01264732