

1,300 SF | INDUSTRIAL | CANOGA PARK

1,300
SQUARE FEET

\$1.75/mo
APPROX RENT/SF

\$2,275.00/mo
BASE RENT

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

PROPERTY ADDRESS

8040 REMMET AVE, UNIT 3
CANOGA PARK, CA 91311

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: 12/1/25

DESCRIPTION

Unit Size (approximate): 1,300 square feet Industrial Space WAREHOUSE | Two (2) Offices

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

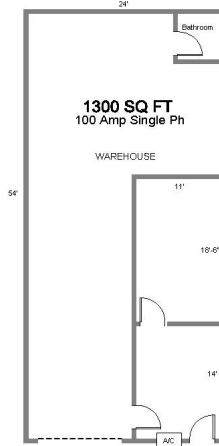
- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$78.00 (\$.06 PSF)
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

- 10' x 10' Overhead Door

RENTAL TERMS

| | |
|-------------------|---------------------------|
| Monthly Base Rent | \$2,275.00 |
| Security Deposit | Based on Financials |
| Estimated CAM FEE | \$78.00 per month (\$.06) |



Unit 3
8040 Remmet Avenue
Canoga Park, CA 91304



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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