

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: 10/1/25

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

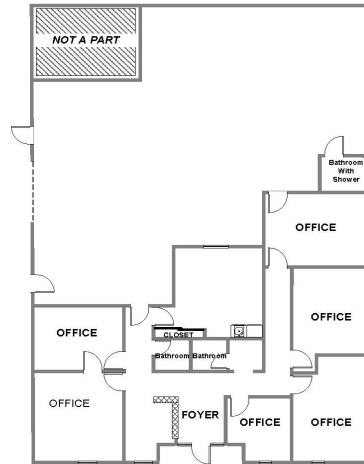
AMENITIES

- 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)

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



Prepared By: **THE SIMPSON COMPANY**
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DRE License # 01986677
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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REAL ESTATE MANAGEMENT AND BROKERAGE
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