



FOR LEASE OR SALE

10,586 SF Industrial Condo

North Valley Commerce Center
15853 Monte St, Unit 102
Sylmar, CA 91342



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Kevin Carroll

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Accelerating success.

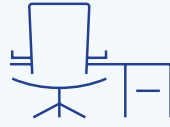
Building Highlights



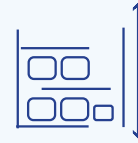
Rare Unit in North Valley
Commerce Center



Newer Project in
Beautiful Business Park



High End / Creative
Office Improvements



22' Warehouse
Clearance



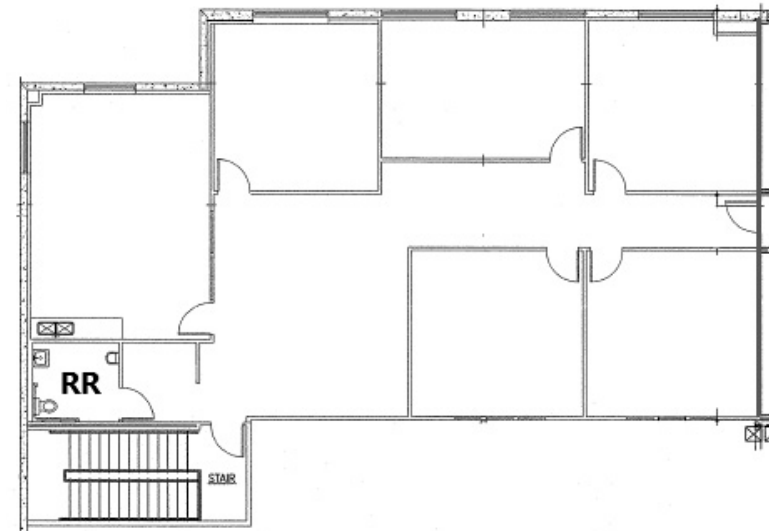
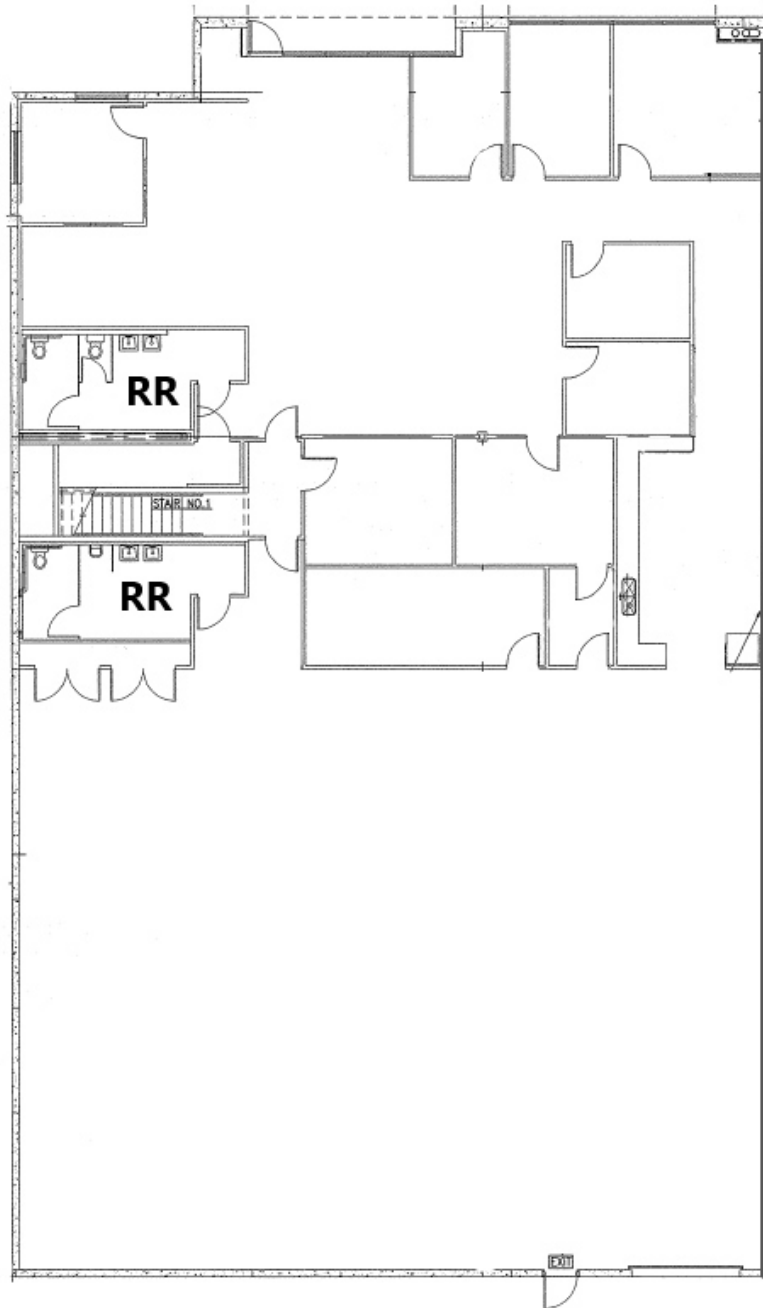
Easy Access to 5, 405,
210, 118, and 14 Fwys

Available SF	10,586
Sale Price	\$3,017,000
Sale Price PSF	\$285.00
Monthly Rent	\$14,291
Lease Rate PSF	\$1.35 NNN / Op.Ex. \$0.44
GL Doors	1
Power	200A, 277/480, 3Ph, 3W
Parking Spaces / Ratio	21 / 1.98:1
Office SF	6,910
Restrooms	3
Sprinklered	Yes
Zoning	MR1
Year Built	2008
Possession	60 Days
APN	2604-003-038
To Show	Call Agent



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer/tenant is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer/tenant's use.

Layout



Mezzanine

North Valley Commerce Center Site Plan



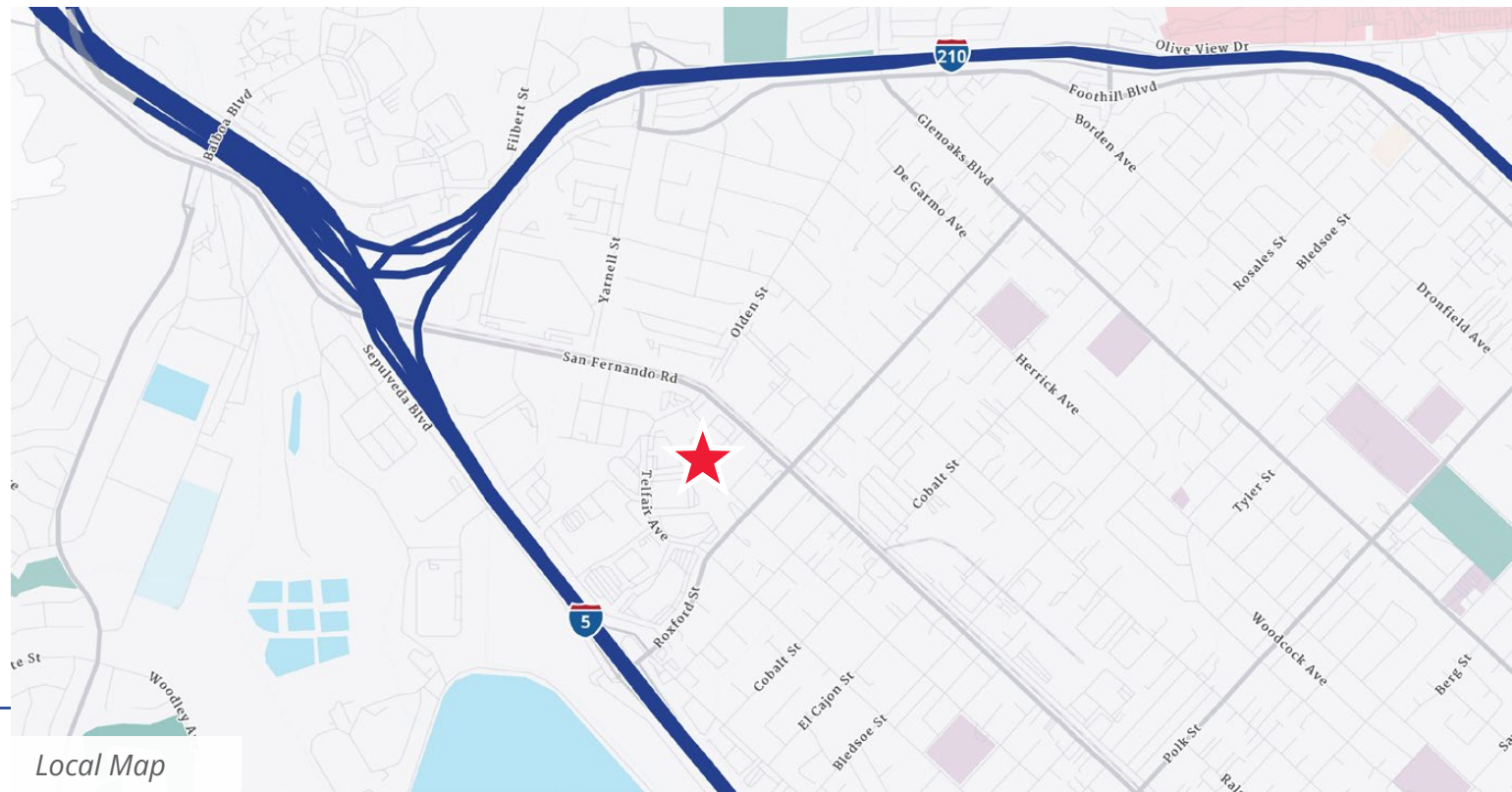
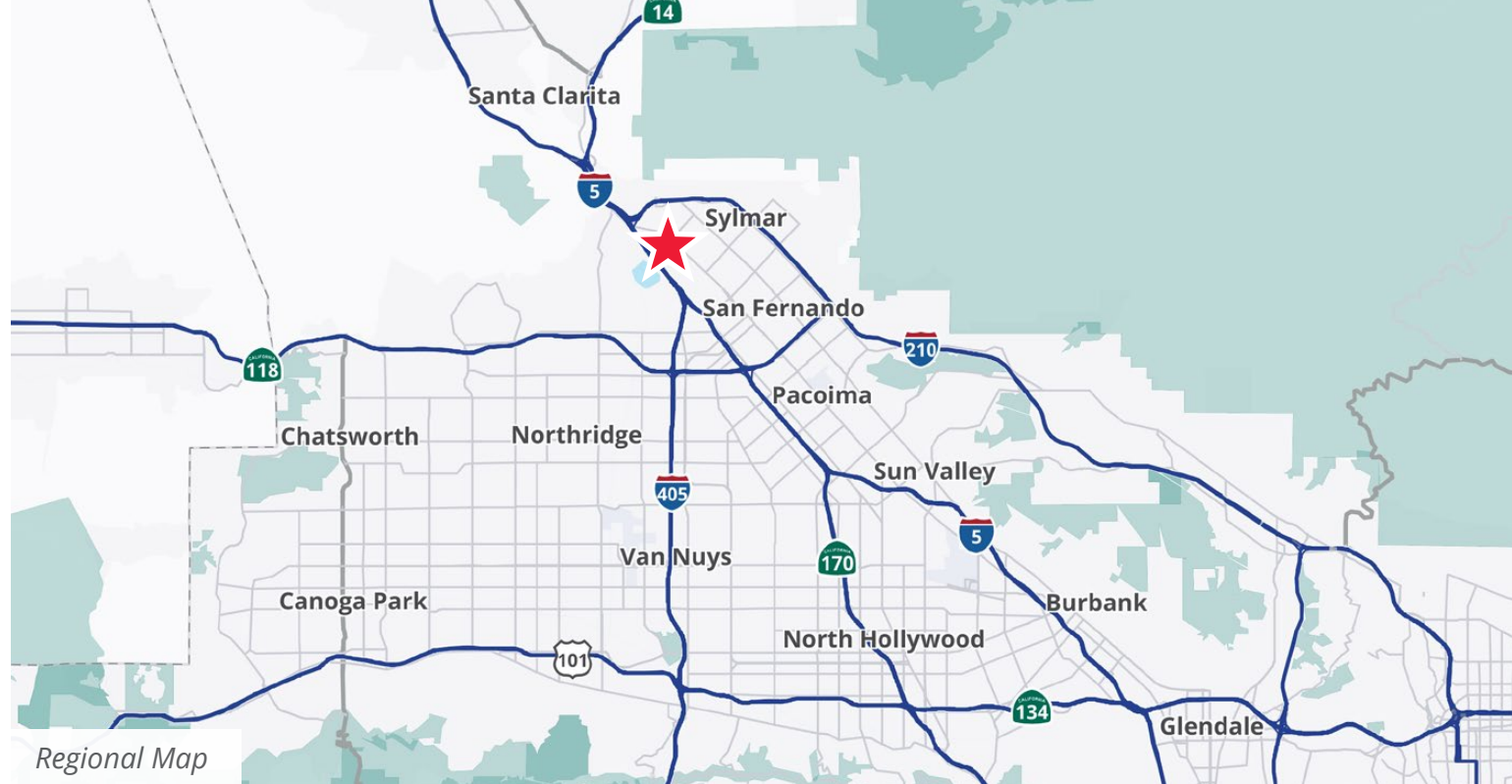
Photos



Freeway Access Map



Location Maps





Contact Info

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