

Available Acres 0.38

Land For Lease

Available SF 16,338



**Address:** 8761 Amigo Ave, Northridge, CA 91324

**Cross Streets:** Amigo Ave/Gresham St

16,338 SF Of Land  
Building Size 1,154 SF  
Great For Contractor / Landscaping / Pool Contractor Use  
Call For Appointment to Tour  
Building Currently Used As Office w/ Small Warehouse Space  
Building Has Bathroom With A Shower

<b>Lease Rate/Mo:</b>	\$9,000	<b>Available Acres:</b>	0.38 Ac	<b>Gas:</b>	Yes	<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	\$0.55	<b>Available SF:</b>	16,338 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	MR1
<b>Lease Type:</b>	Industrial Gross	<b>Divisible SF:</b>	No	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	Acceptable to Owner	<b>Building SF:</b>	1,154 SF	<b>Electric:</b>	Yes	<b>Market Area:</b>	West SFV
<b>Sale Price/SF:</b>	NFS	<b>Yard:</b>	Yes	<b>Fiber:</b>		<b>APN:</b>	2770014016
<b>Sale Price:</b>	NFS						

**Listing Company:** Precision Properties  
**Agents:** [Eli Anishban 818-402-8858](mailto:eli@precisionproperties.com)

**Listing #:** 43090580  
**Notes:** Call broker for commission information.

**Listing Date:** 08/04/2025

**FTCF:** CB000N000S000