



21051

4% COMMISSION TO CO-OP BROKER FOR INITIAL LEASE TERM

15,840 SF AVAILABLE FOR LEASE

21051 Osborne Street | Canoga Park, CA

STATE-OF-THE-ART DISTRIBUTION/LIGHT MANUFACTURING BUILDING

Offers Immediate Access to Freeways and Nearby Amenities



Building Features

21051 OSBORNE ST



Lease Rate
\$1.30 PSF NNN



Available SF
15,840 SF



Office SF
1,935 SF



Clear Height
16' 0"



Office HVAC
Heat & AC



NNN Expenses
\$0.22 PSF



Ground Level Doors
2



Warehouse SF
13,905 SF



Parking Spaces
Approximately
30 Stalls (not
all parking is
striped)*



400 Amps;
120/240 Volts;
3 phase, 4 Wire*

*Lessee to verify



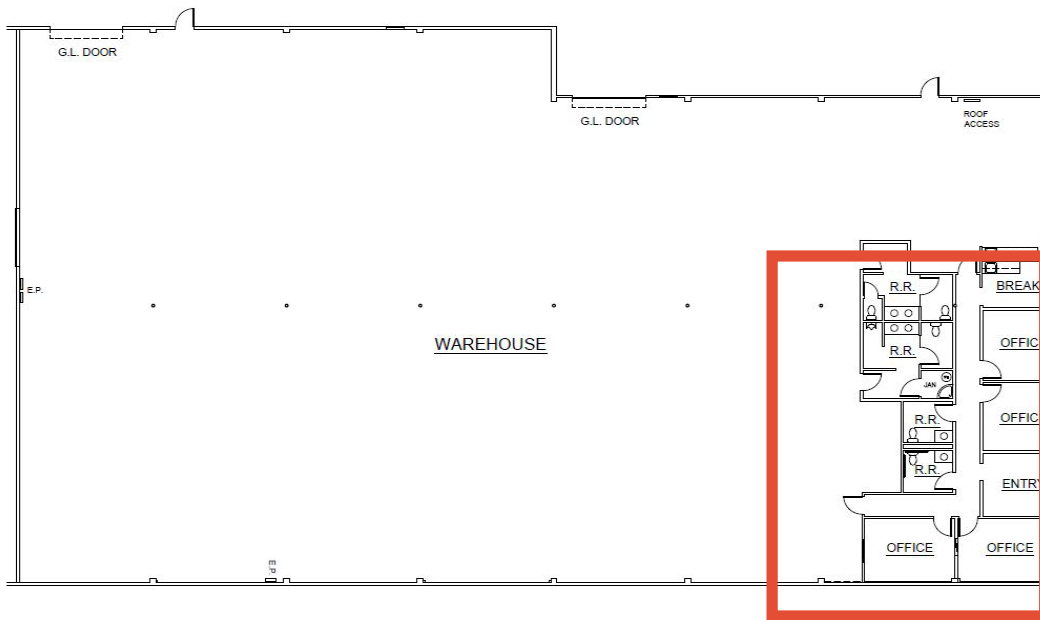
DISTRIBUTION/LIGHT MANUFACTURING BUILDING

PROPERTY HIGHLIGHTS

- Available Now
- Best in Class Space
- Immediate Access to 210, 118, 5, 405, 101 and 134 Freeways
- Fenced Yard
- Terrific Location with Nearby Retail Amenities
- Institutionally Owned by Rexford Industrial

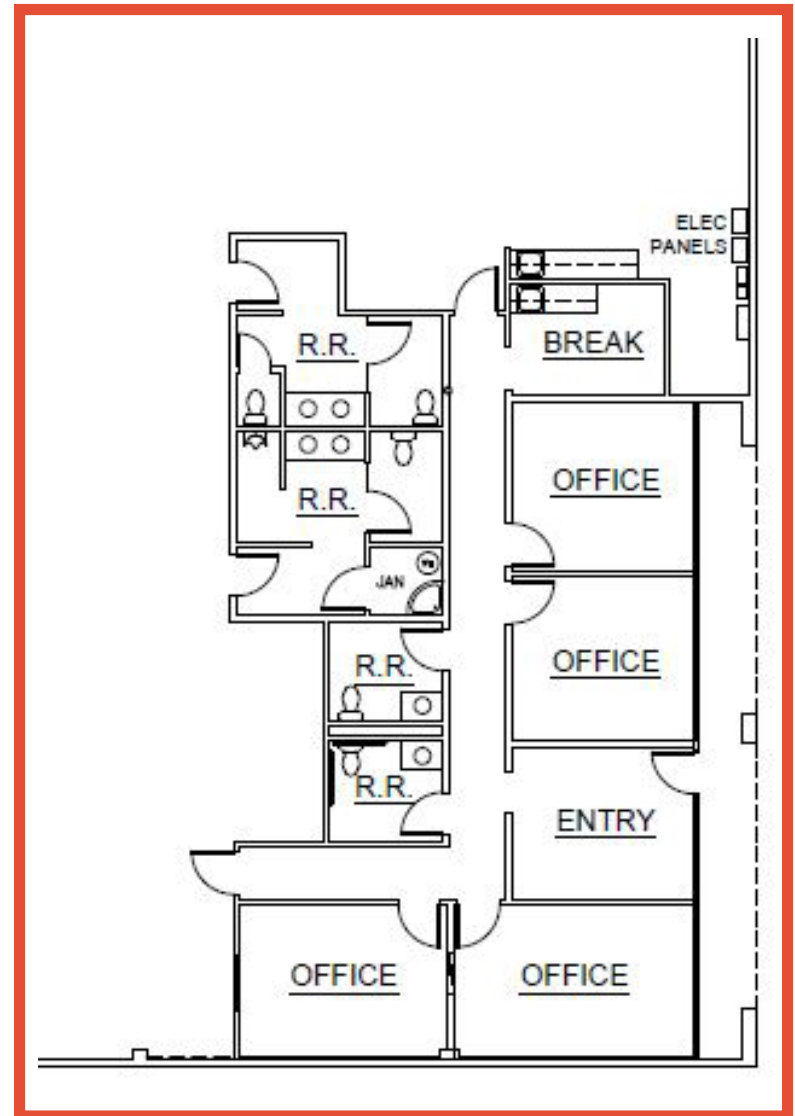


WAREHOUSE SPACE
13,905 SF



WAREHOUSE:	13,905 SF
OFFICE:	1,935 SF
TOTAL:	15,840 SF

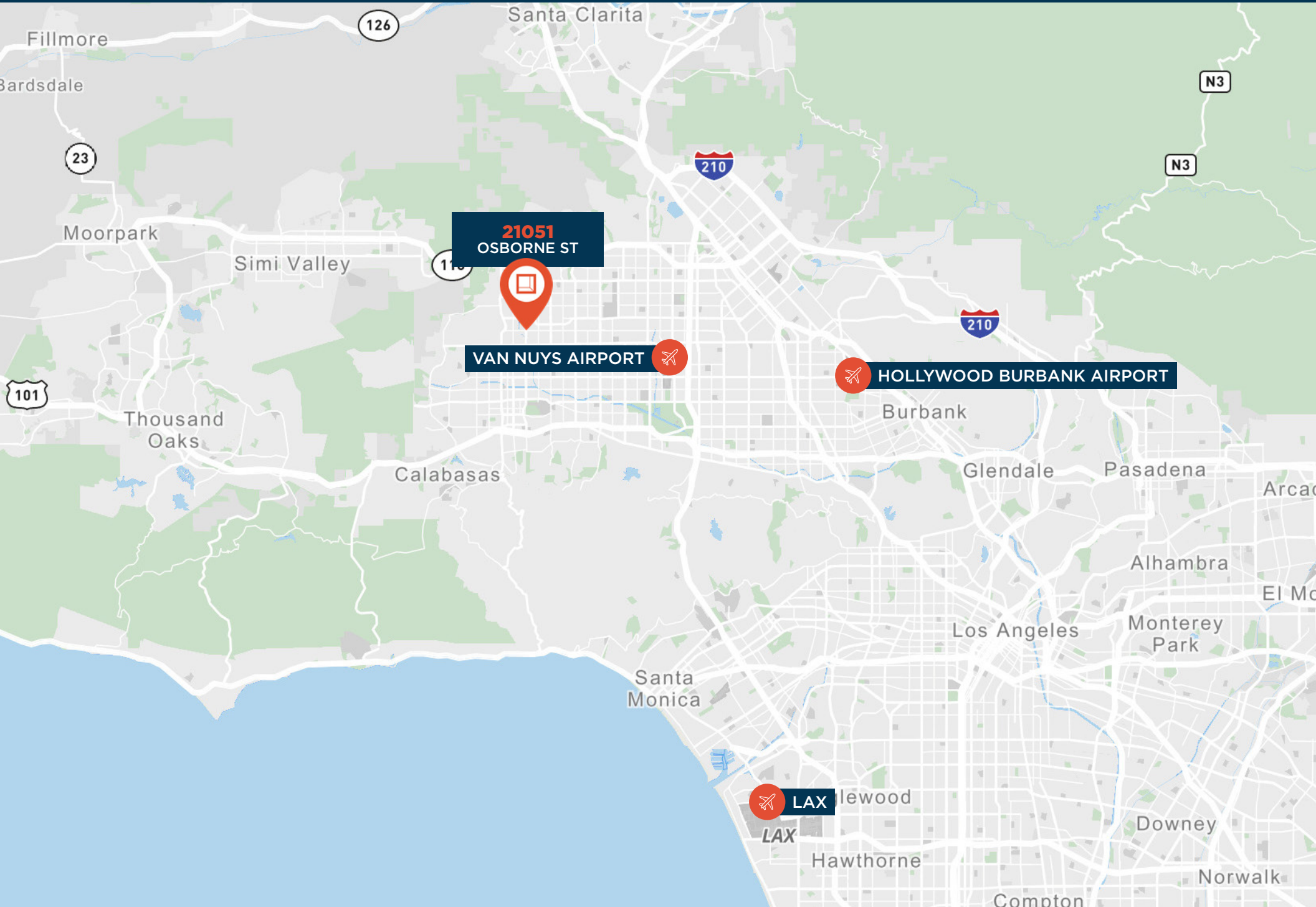
OFFICE SPACE
1,935 SF

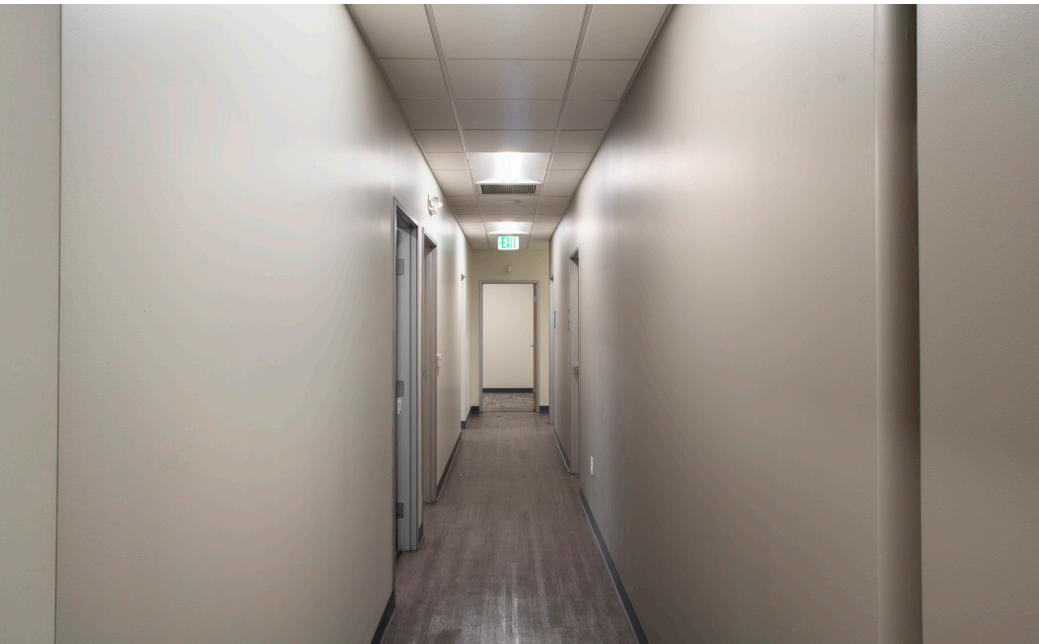


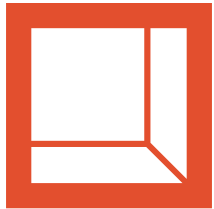
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

Property Location

21051 OSBORNE ST







**Rexford
Industrial**

Leasing Contact:

Bennett Robinson

Vice Chairman

+1 818 458 7853

bennett.robinson@cbre.com

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