

Available SF 6,600 SF

Industrial For Lease

Building Size 13,529 SF



**Address:** 21520 Strathern St, Canoga Park, CA 91304

**Cross Streets:** Owensmouth Ave/Strathern St

Gated and Secure Facility  
16' Warehouse Area Clear Height  
12'x12" Ground Level Door  
No CAM Fees

<b>Lease Rate/Mo:</b>	\$8,995	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	3,500 SF / 10
<b>Lease Rate/SF:</b>	\$1.36	<b>Clear Height:</b>	16'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	6,600 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	6,600 SF	<b>A: 400 V: 120/208 O: 3 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1978	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	12 / <b>Ratio:</b> 1.8:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>	\$16,839	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced/Paved	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR1-1VL			<b>APN#:</b>	2110005028

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

**Listing #:** 38170170 **Listing Date:** 06/02/2023

**FTCF:** CB250Y100S000/A0AA

**Notes:** Taxes for entire building. Lessee to verify power.

