DELPHI BUSINESS PROPERTIES, INC.

7100 Hayvenhurst Ave, Van Nuys, CA 91406 | 818-780-7878

Available SF 6,600 SF

Delphi Business Properties, Inc.

Industrial For Lease

Building Size 13,529 SF



Address: Cross Streets:

21520 Strathern St, Canoga Park, CA 91304 Owensmouth Ave/Strathern St

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

Lease Rate/Mo:	\$8,995	Sprinklered:	No	Office SF / #:	3,500 SF / 10
Lease Rate/SF:	\$1.36	Clear Height:	16'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	6,600 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	6,600 SF	A: 400 V: 120/208 0: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1978	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	Yes
Taxes:	\$16,839	Parking Spaces: 12	/ Ratio: 1.8:1/	To Show:	Call broker
Yard:	Fenced/Paved	Rail Service:	No	Market/Submarket:	West SFV
Zoning:	MR1-1VL	Specific Use:	Warehouse/Office	APN#:	2110005028
Listing Company:	Delphi Business Properties, Inc.				
Agents:	David Hoffberg, SIOR 818-933-7117				
Listing #:	38170170	Listing Date:	06/02/2023	FTCF: CB250Y100S000/AOAA	
Notes:	Taxes for entire building. Lessee to verify power.				







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