

1 Month Free Per Year of the Lease Term

REDUCED RATE!



BRING US A TENANT AND EXECUTE A LEASE BY SEPTEMBER 30,
AND YOU'LL EARN AN ADDITIONAL **\$25,000 BONUS**

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



Lease Rate
\$1.10 PSF NNN



Available SF
15,840 SF



Office SF
1,935 SF



Clear Height
16' 0"



Office HVAC
Heat & AC



NNN Expenses
\$0.25 PSF



Ground Level Doors
2



Warehouse SF
13,905 SF

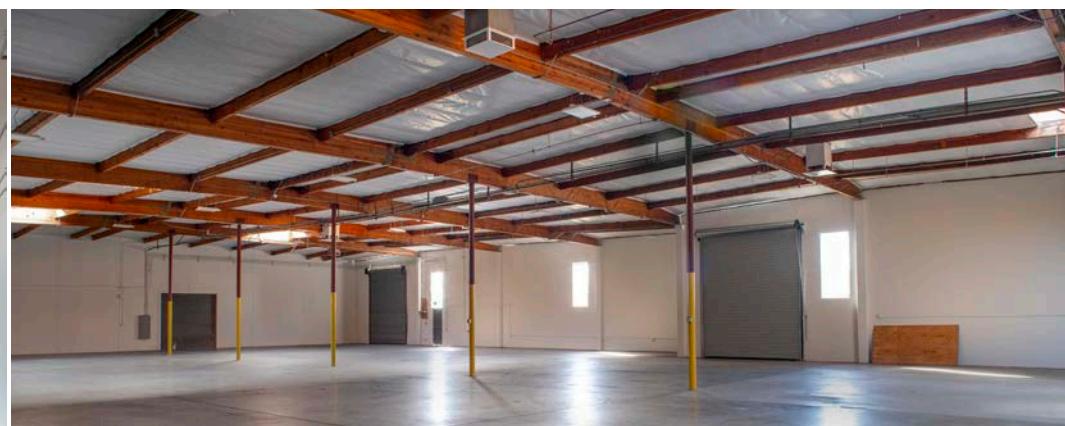
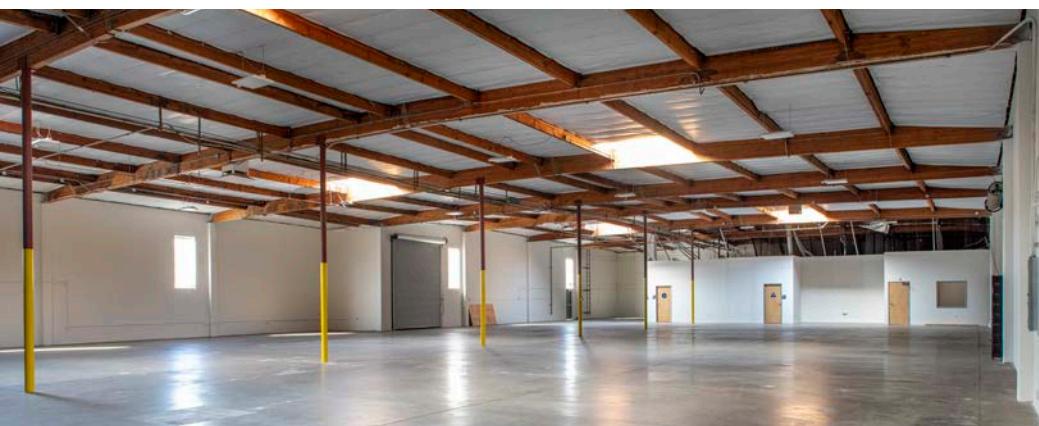


Parking Spaces
**Approximately
30 Stalls (not
all parking is
striped)***



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

*Lessee to verify



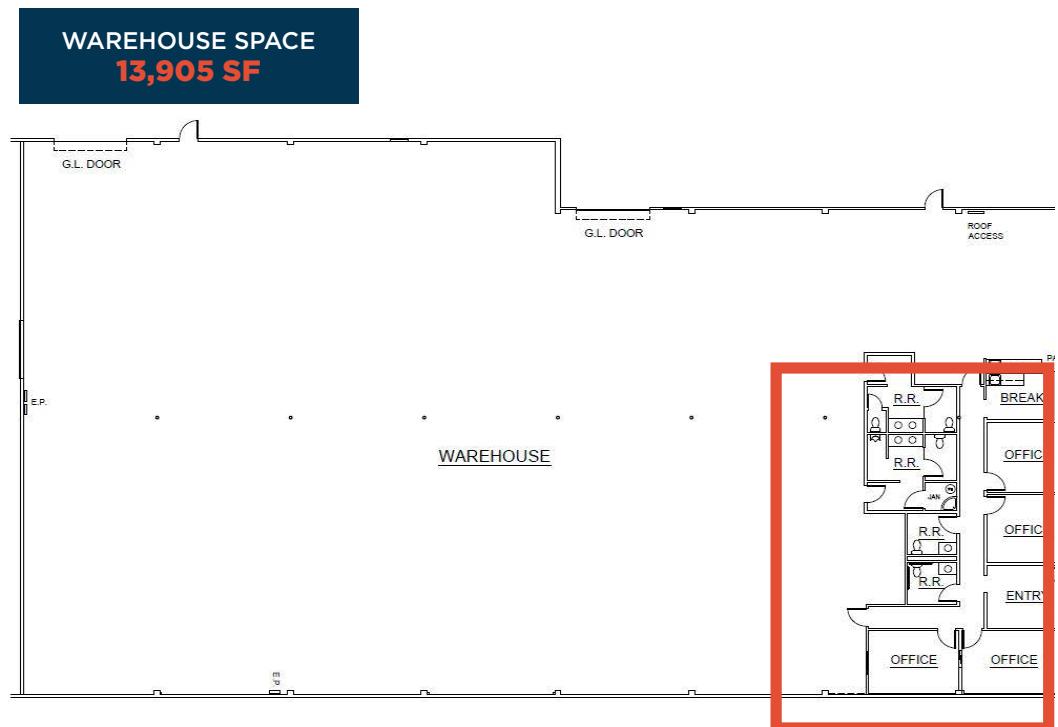
DISTRIBUTION/LIGHT MANUFACTURING BUILDING

PROPERTY HIGHLIGHTS

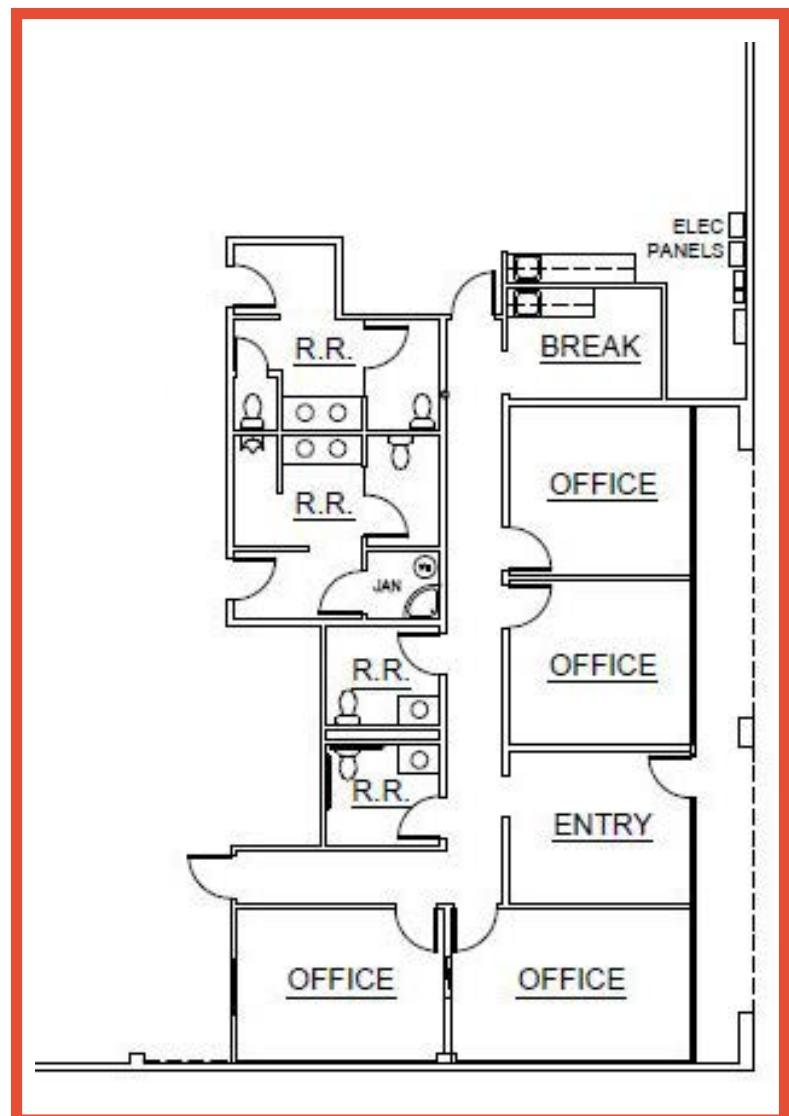
- Available Now
- Best in Class Space
- Immediate Access to 210, 118, 5, 405, 101 and 134 Freeways
- Fenced Yard
- Terrific Location with Nearby Retail Amenities
- Institutionally Owned by Rexford Industrial

Floor Plans

21051 OSBORNE ST



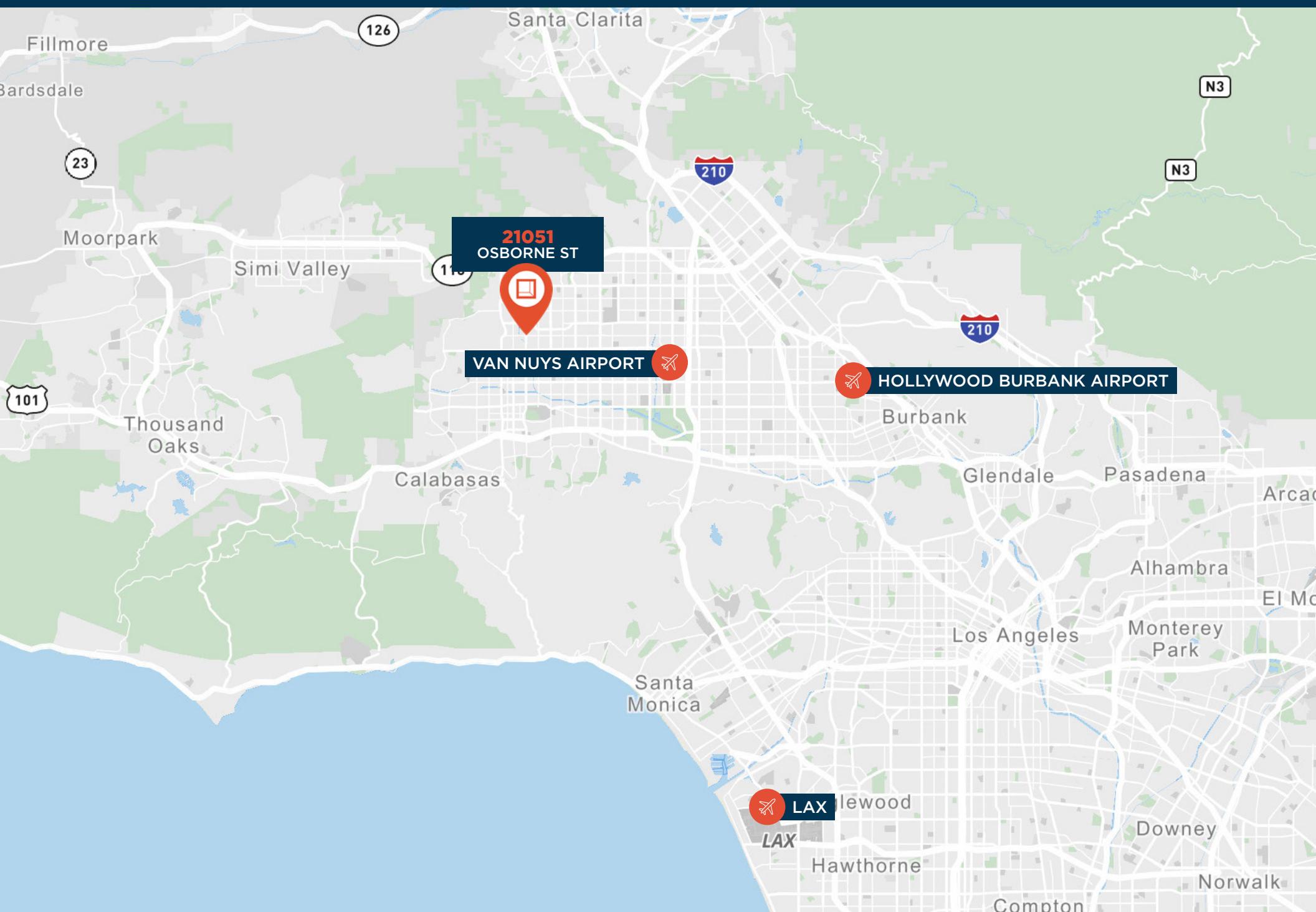
OFFICE SPACE
1,935 SF



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.

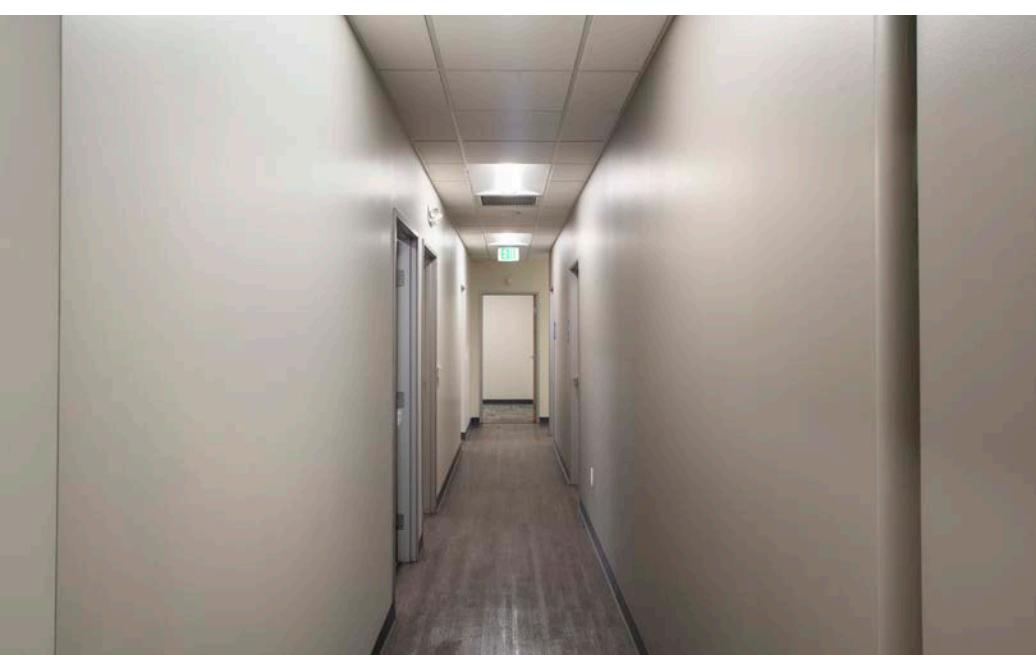
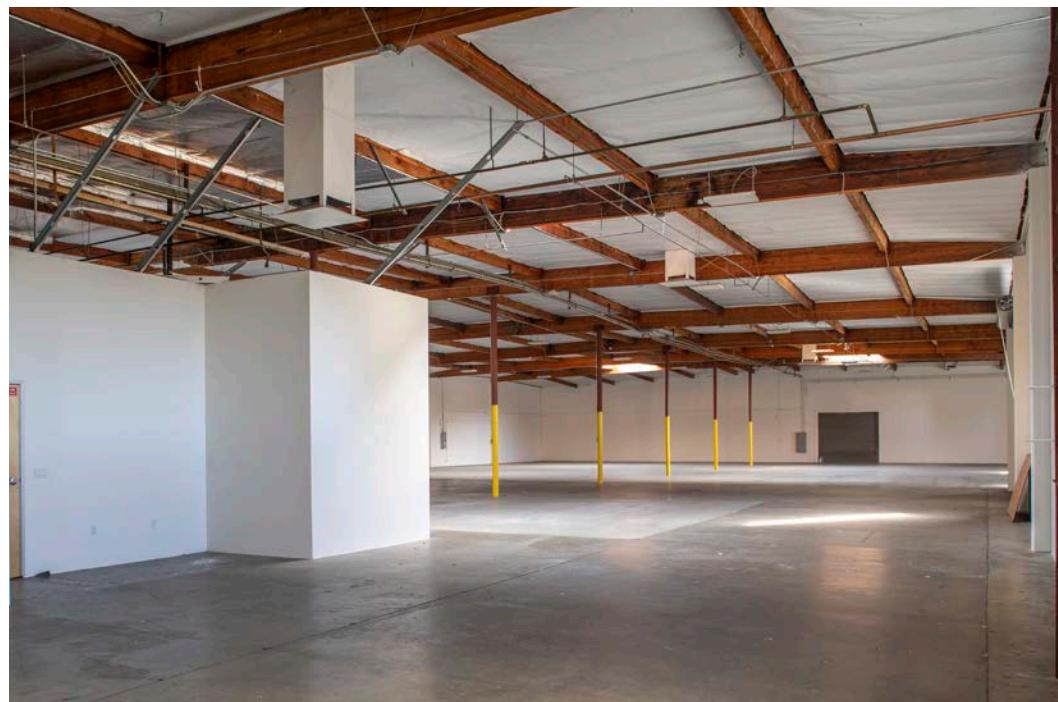
Property Location

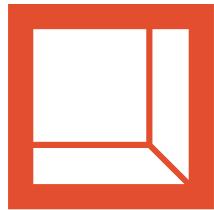
21051 OSBORNE ST



Property Photos

21051 OSBORNE ST





**Rexford
Industrial**

CBRE

Leasing Contact:

Bennett Robinson

Vice Chairman

+1 818 458 7853

bennett.robinson@cbre.com

Lic. #00984312

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.