

INDUSTRIAL - FOR LEASE

~~\$17,000/M~~ + Association Fee

\$14,880/M

15823 Monte Street, Sylmar, CA

Building E, Unit 101 & 102



10,504 SF of two contiguous units

2,360 SF of mezzanine office

Built in 2008 / Concrete tilt-up

Master planned industrial business park

Located within the North Valley Commerce Center

APN: 2604-003-050,051

22' clearance / skylights in warehouse

Parking 2/1,000

4 upgraded ADA compliant restrooms

Calculated sprinkler system (.45/3,000)

High end office improvements

Designer kitchen & executive office suite

Two grade level loading doors (10' x 12')

Power includes 3 phase, 4 wire, 200 amps 277/480volts



Sam S. Manoukian, CCIM

CEO

DPI-DIVERSIFIED PROPERTY INVESTMENTS

516 Burchett St., GLENDALE, CA 91203

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INDUSTRIAL CONDO FOR SALE or FOR LEASE

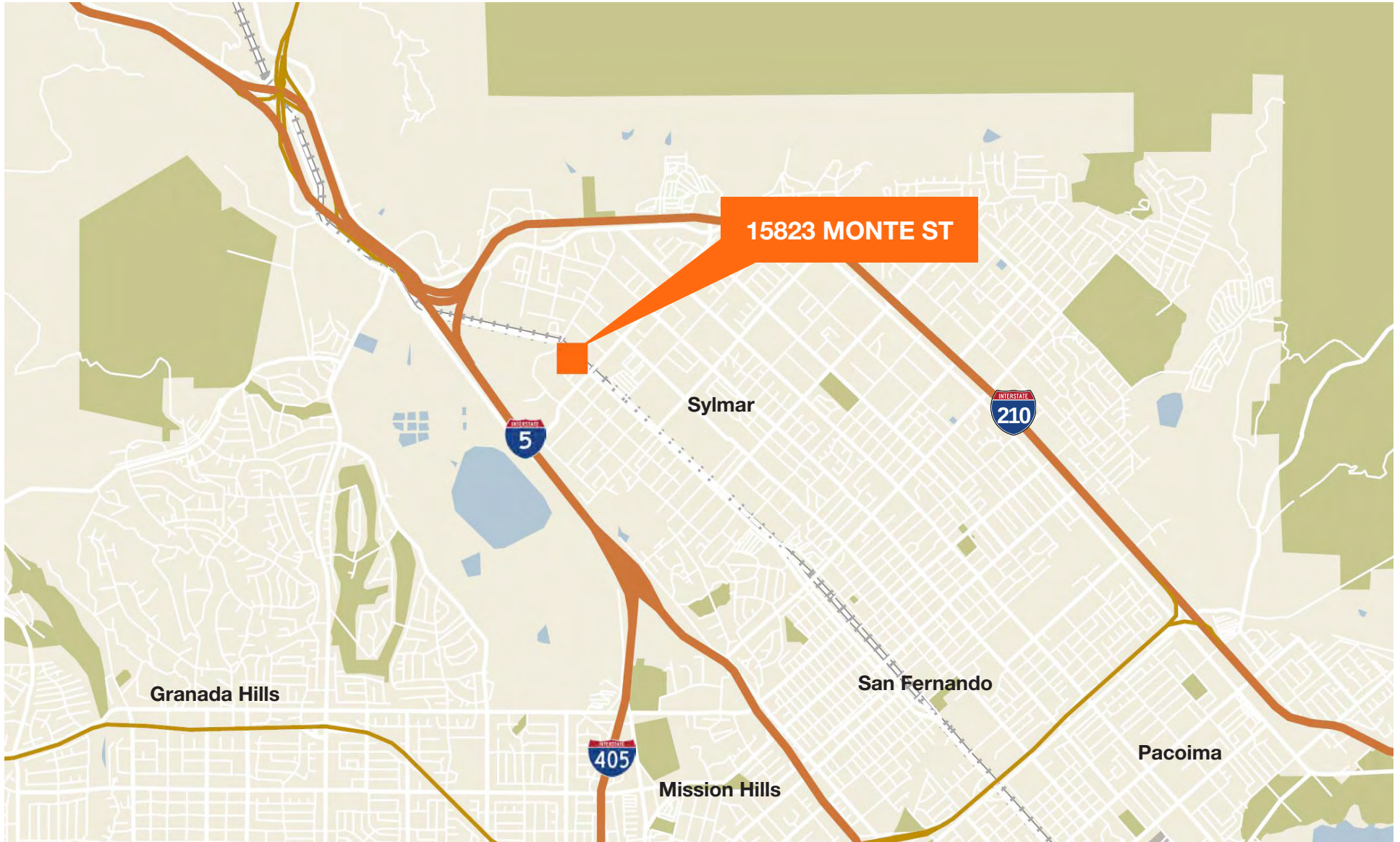
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Location Map



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Site Plan



Units 101 & 102



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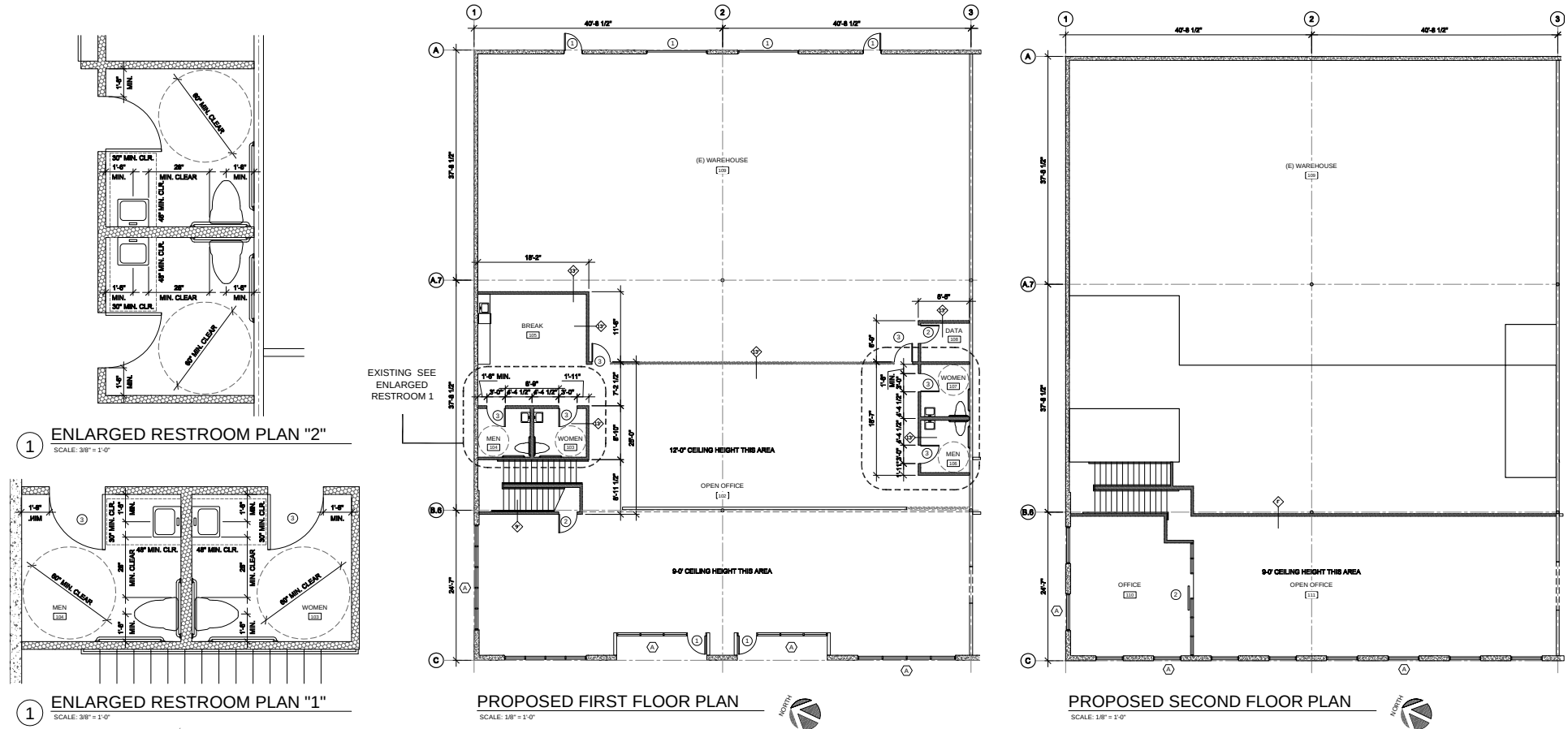
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Site Plan



THE ABOVE PLANS ARE BASED ON THE PREVIOUS USE, THE LOCATION OF SOME WALLS HAVE BEEN MODIFIED

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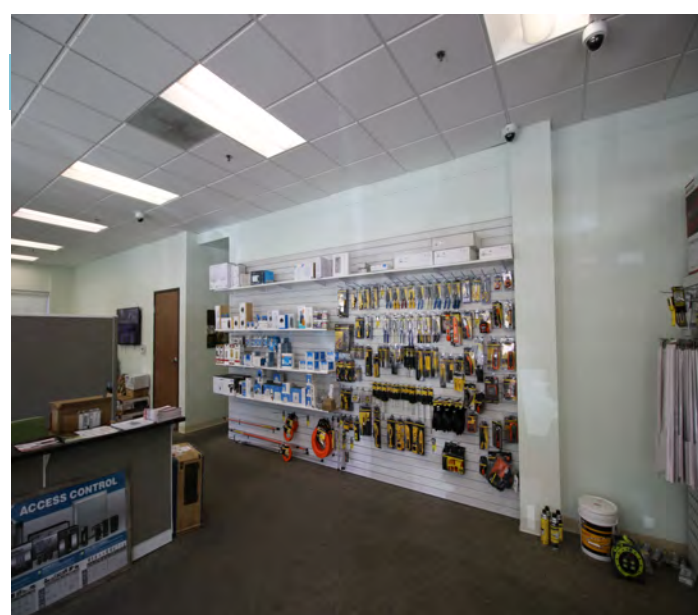
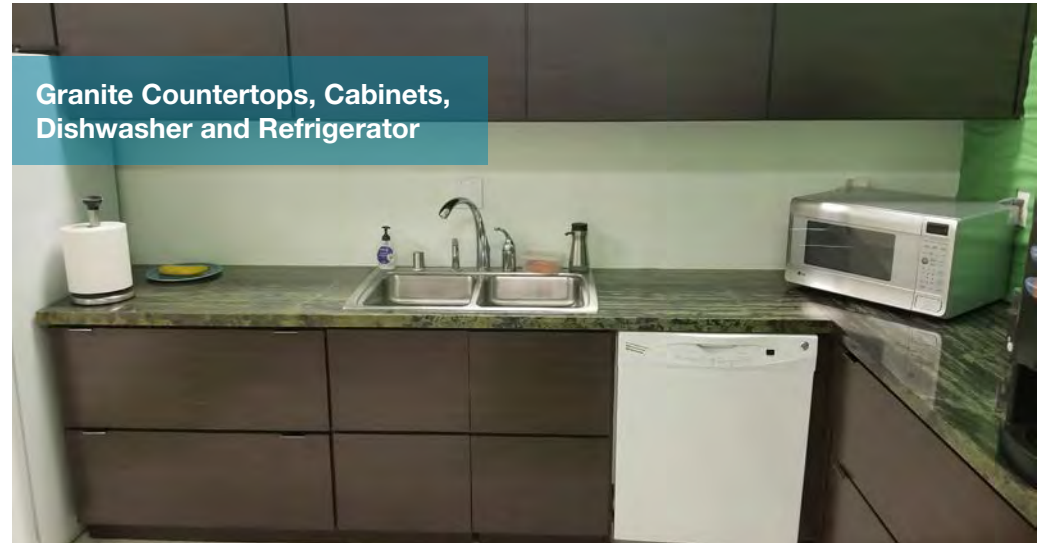


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