



For Lease

8626 Wilbur Ave Northridge, CA 91324

13,982 SF Industrial Facility

Kevin Carroll

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William.Walk@colliers.com

Accelerating success.

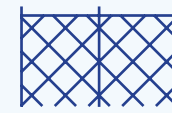
Building Highlights



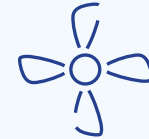
Versatile Warehouse & Manufacturing Facility



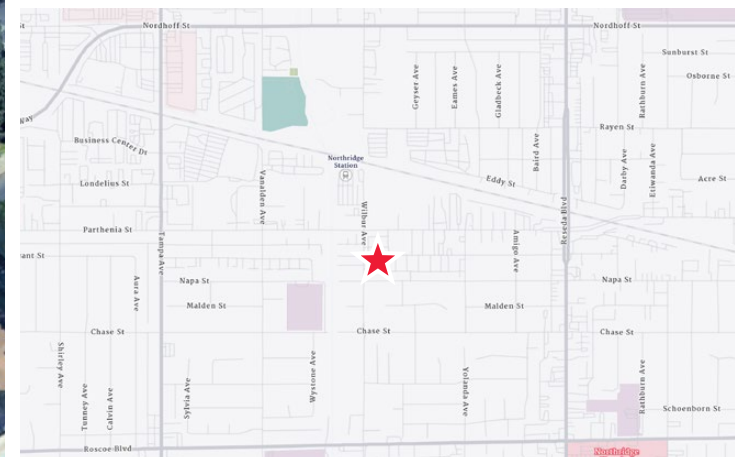
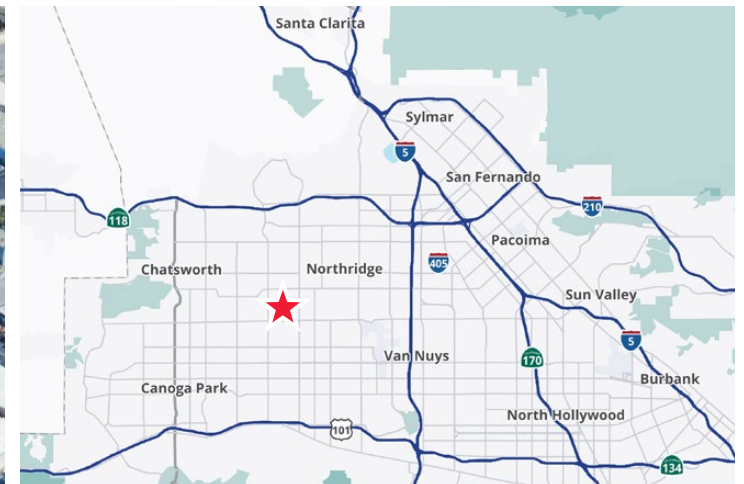
Divided Warehouse Allows For Separate Storage & Production



Fully Fenced Parking Lot with Automatic Electric Gates

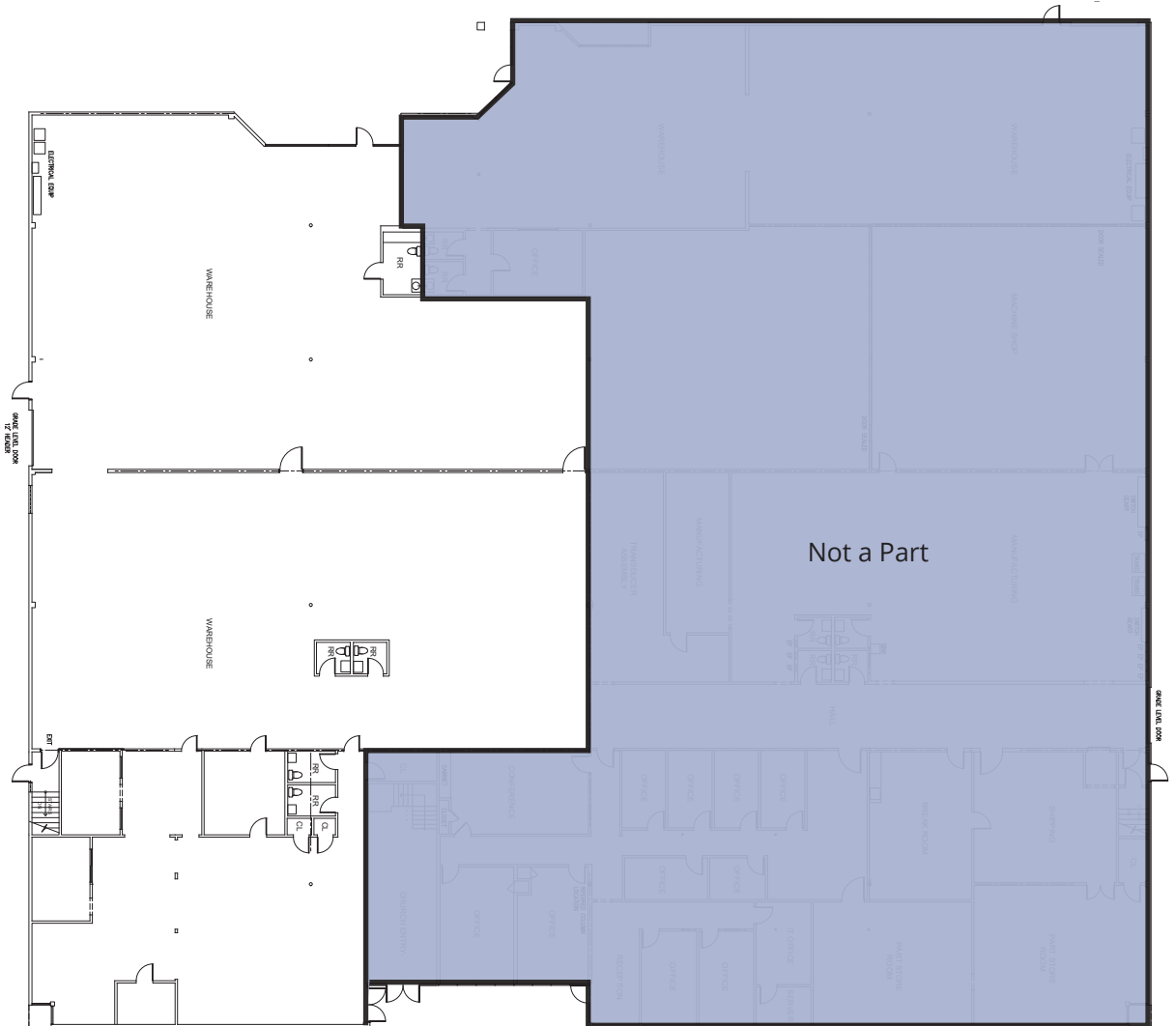


Fully HVAC'd



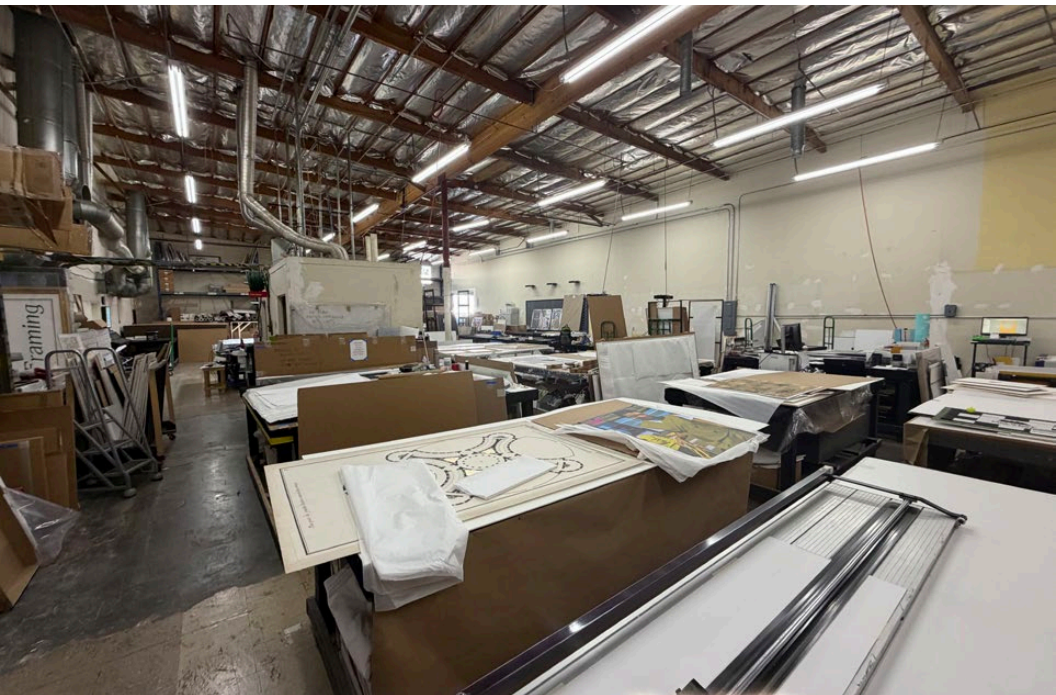
Specifications

Available SF	13,982
Monthly Rent	\$16,778.40
Lease Rate PSF	\$1.20 NNN / Op.Ex. \$0.25
Clear Height	16'-18'
GL Doors	1
Power	600A, 120/208V, 3Ph, 4W
Parking Spaces	26 / 1.86:1 (Ratio)
Office SF	3,350
Restrooms	5
Yard	Fenced / Paved
Year Built	1979
Zoning	M1



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Photos





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