

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
 No CAM Fee

Lease Rate/Mo: \$8,250
Lease Rate/SF: \$1.25
Lease Type: Gross
Available SF: 6,600 SF
Minimum SF: 6,600 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$16,839
Yard: Fenced / Paved
Zoning: MR1-1VL

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 400 V: 120/208 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978

Whse HVAC: No
Parking Spaces: 12 / **Ratio:** 1.8:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 3,500 SF / 10
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2110005028

Listing Company: Delphi Business Properties, Inc.
Agents: [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)
Listing #: 38170170
Notes: Taxes for entire building. Lessee to verify power.

Listing Date: 06/02/2023

FTCF: CB250Y100S000/A0AA
