

1,300 SF | INDUSTRIAL | CANOGA PARK

1,300
SQUARE FEET

\$1.65/mo
APPROX RENT/SF

\$2,145.00/mo
BASE RENT

(818) 717-0200
www.tSCO-re.com

PROPERTY ADDRESS

**8040 REMMET AVE, UNIT 12
CANOGA PARK, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: 3/15/26

DESCRIPTION

Unit Size (approximate): 1,300 square feet Industrial Space WAREHOUSE | One (1) Office

Restroom: One (1) | Sink, Toilet, Water & Heater
Power: 100-Amps Single Phase - 3 Phase Capable
Parking: Three (3) Spaces
Overhead Door: Ground Level about 10'x10'
Evaporative Cooler & Space Heater in Warehouse
Warehouse Clearance is 12'

Tenant pays for its own electricity, gas (heating), telephone, internet & trash. Water is reimbursed through CAMs
Please no woodworkers, welders, marijuana or automotive use

- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$78.00 (\$.06 PSF)
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

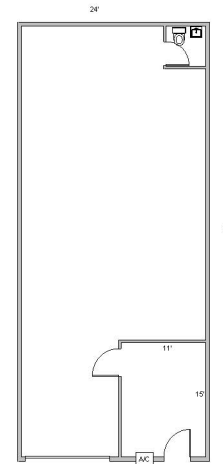
- 10' x 10' Overhead Door

RENTAL TERMS

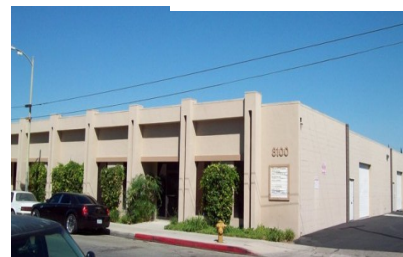
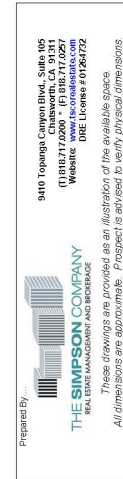
Monthly Base Rent	\$2,145.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$78.00 per month (\$.06)

Estimated Monthly Cost is \$2,223.00

1300 SQ FT
100 Single Ph



Unit 12
8040 Remmet
Canoga Park, CA 91304



AVAILABLE
INDUSTRIAL WAREHOUSE
818-717-0200
JEREMY WACKER

THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES
tscorealestate.com

FOR LEASING INFORMATION
JEREMY WACKER 818-717-0200 x17

JWacker@tSCO-re.com
DRE License 01986677


THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
CORP DRE LICENSE 01264732