

FOR LEASE – INDUSTRIAL / FLEX

8040 REMMET AVE

Unit 12 · Canoga Park, CA, 91304

1,300
SQUARE FEET

\$2,223.00/Mo-All In

Base Rent (\$1.65 PSF) & CAM Charge (\$.06 PSF)



BUILDING SPECS

12' CLEARANCE HT.	10'x10' ROLL-UP DOOR
One (1) PRIVATE OFFICE	1,300 SQUARE FEET
TENANT UTILITIES Electricity, Internet, Phone, Gas & Trash	

KEY FEATURES

Commercial Type	Multi-Tenant Industrial
Lease Type	Industrial Gross
Minimum Lease Term	1-3 Years
Roll Up Door Access	Front-Loaded
Office SF	~165 SF (11'x15')
Power — Single Phase	100 Amps
Office Heating/Cooling	Wall AC (Entry)
Warehouse Heating	Space Heater (Gas)
Warehouse Cooling	1 Evap. Cooler
Parking	Three (3) Reserved
Restroom	One Private
Security Deposit	Based on Financials

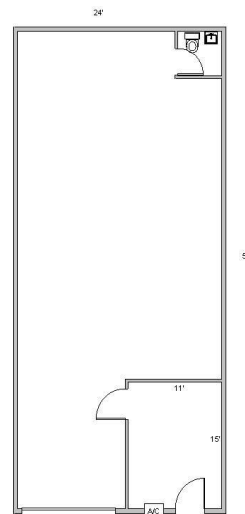
OVERVIEW

A clean, move-in-ready industrial unit on Remmet Ave with easy loading and delivery access. The unit has a fresh coat of paint, new flooring, ample lighting and has been professionally cleaned throughout. Located in a quiet pocket of Canoga Park, this space is perfect for storage, e-commerce, distribution, and light manufacturing businesses. Water for the property is reimbursed through the Monthly CAM Charge.

This unit also has a 100-Amps 3 Phase service available.

***NOTE: No Automotive, Cannabis, Woodworking or Welding businesses allowed**

1300 SQ FT
100-Amps Single Phase
100-Amps Three Phase Available



Unit 12
8040 Remmet
Canoga Park, CA 91304

Prepared By...
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These drawings are provided as an illustration of the available space.
All dimensions are approximate. Prospect is advised to verify physical dimensions.



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* ALL DIMENSIONS APPROXIMATE

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