

**Available SF** 4,920 SF

**Industrial For Lease**
**Building Size** 85,080 SF


**Property Name:** Sunnyglen Industrial Park  
**Address:** 21730 Nordhoff St, Canoga Park, CA 91304  
**Cross Streets:** Owensmouth Ave/Nordhoff St

Excellent Main Street Identity  
 Outstanding West Valley Location  
 Two (2) 12x12 Roll-Up Doors  
 Secured Rear Parking / Trucking Area  
 14' Clearance to Beam

<b>Lease Rate/Mo:</b>	\$6,790	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	1,581 SF / 5
<b>Lease Rate/SF:</b>	\$1.38	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>	2 / 12'x12'	<b>Office HVAC:</b>	
<b>Available SF:</b>	4,920 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	4,920 SF	<b>A: 200 V: 120 O: W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1980	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>		<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 9 / Ratio: 1.8:1/</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	QMR1-1			<b>APN#:</b>	2779020052

**Listing Company:** Lee & Associates

**Agents:** [Scott Caswell 818-444-4911](mailto:scott@lee-re.com), [Erica Balin 818-444-4912](mailto:erica@lee-re.com)
**Listing #:** 41202398

**Listing Date:** 10/04/2024

**FTCF:** CB250N000S000/A0AA

**Notes:** Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify it's accuracy.