

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

Lease Rate/Mo:	\$6,790	Sprinklered:	No	Office SF / #:	1,581 SF / 5
Lease Rate/SF:	\$1.38	Clear Height:	14'	Restrooms:	3
Lease Type:	Modified Gross / Op. Ex: \$0.17	GL Doors/Dim:	2 / 12'x12'	Office HVAC:	
Available SF:	4,920 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,920 SF	A: 200 V: 120 O: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1980	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 9 / Ratio:	1.8:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	QMR1-1			APN#:	2779020052

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:ericabalin@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.