

INDUSTRIAL SPACE - 1240 SF - VAN NUYS

1,240
SQUARE FEET

\$1.50 /mo
RENT / SF

\$1,860/mo
BASE RENT

(818) 717-0200

www.tscorealestate.com



PROPERTY ADDRESS

**16022 ARMINTA, SUITE 4
VAN NUYS, CA 91406**

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **Gross** AVAILABLE: **2-15-2020**

DESCRIPTION

Unit Size (approximate): 1,240 square feet Industrial Warehouse
 Offices: Two A/C Offices (approximately 240 sf)
 Monthly CAM Charges: \$85.00 (Office Trash & Qtr A/C filter changes)
 Restroom: One (sink & toilet)
 Power: 100-Amp 3-Phase Service
 Overhead Door: Ground Level 10'x10'
 Features: Multi-Tenant Industrial Building | Front Loaded Space |
 Clearance: 12' | Some A/C in Warehouse | Two (2) Reserved Parking
 Spaces

UTILITIES: Tenant pays for its own electricity, gas (heating), phone,
 internet & trash.

Please no woodworkers, welders, marijuana or automotive use

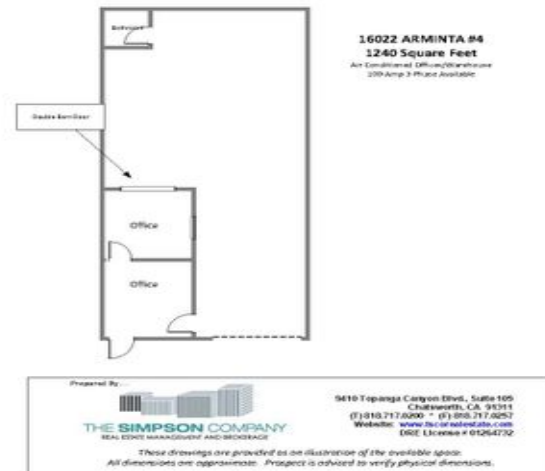
- * Subject to Credit and Financial Review.
- * Rental Terms: Minimum 1-year Term | Rent Amount is Monthly
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

- Overhead Door 10' x 10'

RENTAL TERMS

Rent	\$1,860
Security Deposit	\$0
Application Fee	--



AVAILABLE
INDUSTRIAL WAREHOUSE
818-717-0200
CHRISTINE CABANTING

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

