

Available SF 14,701 SF

Industrial For Lease

Building Size 14,701 SF


Address: 21541 Blythe St, Canoga Park, CA 91304

Cross Streets: Alabama Ave/Blythe St

Outstanding Fully Secured Building / Yard
 Electric Gate Access
 2 Dock Positions w/Leveler
 Heavy Power (800 amps)
 Dedicated Break Room / Multiple Stalls in Restrooms

Lease Rate/Mo:	\$19,846	Sprinklered:	No	Office SF / #:	3,500 SF / 10
Lease Rate/SF:	\$1.35	Clear Height:	15'	Restrooms:	4
Lease Type:	NNN	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	14,701 SF	DH Doors/Dim:	2 / 10'x10'	Finished Ofc Mezz:	0 SF
Minimum SF:	14,701 SF	A: 800 V: 120 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.70 Ac / 30,326 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1978	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	01/01/2025
Sale Price/SF:	NFS	Parking Spaces: 29 / Ratio: 2.0:1		Vacant:	No
Taxes:	\$31,583 / 2023	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR1-1VL			APN#:	2110005030

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erical@lee-re.com)
Listing #: 41537633

Listing Date: 12/02/2024

FTCF: CB250N000S000/OAA

Notes: Lessee to independently verify all information contained herein. Broker/Agent & Owner/Lessor make no representations & cannot verify it's accuracy. Call broker for appointment and more details. Do not go direct, must have appointment.