

INDUSTRIAL FOR LEASE



21110 NORDHOFF STREET, UNIT LM

\$1.60 / SF/MO

- HVAC in Offices
- Coffee Bar
- Rare Loading
- In One of the Most Desired Business Park in SFV
- Nice Space for Warehouse
- Light Assembly, Distribution, Marketing Group
- Close to 101 and 118 Freeways

Notes: Estimated CAM Fees \$0.05/SF/MO

Lessee to verify power and all information contained on brochure.

Lease Rate / SF / MO:	\$1.60
Lease Type:	Modified Gross
Terms:	Negotiable
Available SF:	Approx. 4,000 SF
Total Building:	Approx. 27,444 SF
Zoning:	MR1
Construction Type:	Tilt Up
Const. Status/Year Built:	Existing / 1976
Clear Height:	16'
Parking Spaces:	8
Specific Use:	Office / Warehouse
# Of Offices:	5
Restrooms:	3
Office Air / Heat:	Yes
Ground Level Doors:	2 / 12' x 12'
Electrical:	300 A / 240 V / 3 Ø / 3 W

FOR MORE DETAILS CONTACT:



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