

INDUSTRIAL FOR LEASE CALABASAS, CA



COLDWELL BANKER
COMMERCIAL

QUALITY
PROPERTIES

5111 DOUGLAS FIR ROAD

Lease Rate / SF:	\$1.85 /SF + CAM Fees
Lease Type:	Industrial Gross
Terms:	Negotiable
Available SF:	2,450 SF
Lot Size:	108,464 SF / 2.49 AC
Zoning:	MR-1
Construction Type:	Concrete Tilt Up
Const. Status/ Year Built:	Existing / 1980
Min. Clear Height:	15'
Heat/Cool:	Heating and AC Ventilation
Electrical:	A: 200 V: 240 Ø: 3 W: 4
Parking Spaces / Ratio:	4 / 1.66:1000
Specific Use:	Light Industrial
# Of Offices/SF :	2 / 280 SF
Restrooms:	1
Office Air / Heat:	Yes



- **Ask About L.A. City Gross Receipts Tax Savings**
- Minutes from 101 Freeway
- Clerestory Windows, providing plenty of Natural Light & Privacy
- Skylights
- Coffee Bar
- 100% HVAC
- Water & Trash Included
- Ideal for High Demand Users Wanting Prestigious Location

Notes: CAM FEES \$0.05/SF/MO.

Lessee to verify power and all information contained on brochure.

FOR MORE DETAILS CONTACT:



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