

INDUSTRIAL BUILDING

FOR LEASE

23961 CRAFTSMAN RD, SUITE C, CALABASAS, CA



PROPERTY OVERVIEW

- **Ask About Potential L.A. City Gross Receipts Tax Savings**
- Rare Unit
- Coffee Bar
- 100% HVAC
- Min Clear Height: 15'
- 101 Freeway Adjacent
- Quick Lessor Response to Proposals
- Lease Terms: Negotiable with Annual Increases
- Lessee to Verify all Information noted

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

FOR MORE DETAILS CONTACT:



Arthur Pfefferman

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DETAILS

BUILDING SIZE:	Approx. 23,888 SF
Available SF:	Approx. 1,680 SF
LEASE PRICE:	\$1.85/SF/MO
LEASE TYPE:	Modified Gross
OFFICE SF / #:	Approx. 400 SF / 3 Offices
PARKING # / Ratio:	3 Spaces / 2:1
RESTROOMS:	1
YEAR BUILT:	1974
ZONING:	LCM1
ELECTRICAL:	A: 100 V: 208 @: 3 W: 4



