

# INDUSTRIAL BUILDING

# FOR LEASE

23961 CRAFTSMAN RD, SUITE B, CALABASAS, CA



## PROPERTY OVERVIEW

- **Ask About Potential L.A. City Gross Receipts Tax Savings**
- Rare Unit
- 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**

CalDRE License# 0121906

**Call or Text** 818-516-0257

**Email:** art@pfeffermancre.com



## DETAILS

<b>BUILDING SIZE:</b>	Approx. 23,388 SF
<b>Available SF:</b>	Approx. 1,680 SF
<b>LEASE PRICE:</b>	\$1.85/SF/MO
<b>LEASE TYPE:</b>	Modified Gross
<b>OFFICE SF / #:</b>	Approx. 600 SF / 3 Offices + Kitchenette
<b>PARKING # / Ratio:</b>	3 Spaces / 2:1
<b>RESTROOMS:</b>	1
<b>YEAR BUILT:</b>	1974
<b>ZONING:</b>	LCM1
<b>ELECTRICAL:</b>	A: 200 V: 208 Ⓢ: 3 W: 4





23961 Craftsman Rd "B"

