

# 1,200 SF | INDUSTRIAL | CANOGA PARK

**1,200**  
SQUARE FEET

**\$1.75/mo**  
APPROX RENT/SF

**\$2,100/mo**  
BASE RENT

**(818) 717-0200**  
www.tsko-re.com

## PROPERTY ADDRESS

**21420 CHASE ST, UNIT 6 CANOGA PARK, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **12/15/2025**

## DESCRIPTION

**Unit Size (approximate): 1,200 square feet Industrial Space WAREHOUSE | Warehouse Only**

Restroom: One (sink & toilet)  
Power: 100-Amps Single Phase  
Parking: (3) Spaces  
Overhead Door: Ground Level about 12'x10'  
Evaporative Cooler & Space Heater in Warehouse Warehouse Clearance is 12'

Tenant pays for its own electricity, gas (heating), telephone, internet. Water & Trash reimbursed through CAMs  
**Please no woodworkers, welders, marijuana or automotive use**

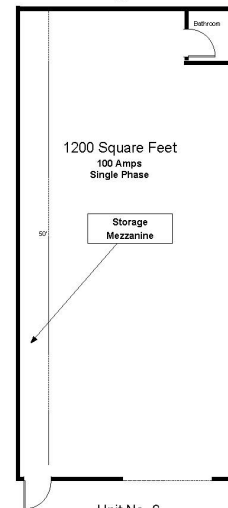
- \* Subject to Credit and Financial Review.
- \* Monthly Estimated CAM Fee: \$144.00 (\$.12 PSF)
- \* Term: 1 to 3 Years
- \* Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

## AMENITIES

- 12' x 10' Overhead Door
- Secured Parking

## RENTAL TERMS

Monthly Base Rent	\$2,100.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$144.00 per month (\$.12)



Unit No. 6  
21420 Chase Street  
Canoga Park, CA 91304

910 Topanga Canyon Blvd, Suite 100  
Canoga Park, CA 91304  
(818) 717-0200 • (818) 717-0207  
Wacker DRE License # 01986772  
These drawings are provided as an illustration of the available space.  
All dimensions are approximate. Prospect is advised to verify physical dimensions.

Prepared By...  
**THE SIMPSON COMPANY**  
REAL ESTATE MANAGEMENT AND BROKERAGE  
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES  
tscorealestate.com



**AVAILABLE**  
**INDUSTRIAL WAREHOUSE**  
**818-717-0200**  
**JEREMY WACKER**

**THE SIMPSON COMPANY**  
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