



23939 VENTURA BOULEVARD

\$1.70 / SF/MO

- **Ask About Potential L.A. City Gross Receipts Tax Savings**
- Minutes from 101 Freeway
- 100% HVAC
- Quick Lessor Response to Proposals
- Great Calabasas Location

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

Lessee to verify power and all information contained on brochure.

FOR MORE DETAILS CONTACT:



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11280 Corbin Ave, Suite A, Porter Ranch, CA 91326

Lease Rate / SF / MO:	\$1.70
Lease Type:	Industrial Gross
Terms:	Negotiable
Available SF:	Approx. 1,440 SF
Total Building:	Approx. 21,469 SF
Zoning:	MR-1
Construction Type:	Tilt Up
Const Status/Year Built:	Existing / 1974
Min. Clear Height:	15'
Heat/Cool:	Heating and AC Ventilation
Electrical:	A: 100 V: 240 Ø: 3 W: 4 TBV
Parking Ratio/Spaces:	3
Specific Use:	Office / Warehouse
# /SF Of Offices :	3 / Approx. 375 SF
Restrooms:	1
Office Air / Heat:	Yes