

# NORTH VALLEY COMMERCE CENTER



**FOR LEASE | 2,248 SF**  
**HIGH-IMAGE STATE-OF-THE-ART INDUSTRIAL CONDO**

15840 W. MONTE STREET UNIT 102 | SYLMAR, CA 91342

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COMMERCIAL REAL ESTATE, INC.

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### PROPERTY HIGHLIGHTS

- High-Image State-of-the-Art Industrial Condominium
- Minimal Office Space
- All Ground Floor Space
- 10'x12' Ground Level Loading Door
- 18' Min. Warehouse Clearance
- Ample Power: 200 Amps, 277-480 Volt, 3 Phase, 4 Wire
- Two Restrooms
- 2.0/1,000 Parking Ratio

### LOCATION HIGHLIGHTS:

- Located in Prime Sylmar Location
- High-Image Business Park
- Excellent access to I-5, I-405, I-210 & Hwy 14 Freeway
- Close Proximity to Amenities, Restaurants, Shopping, Daycare Centers and Fitness Facilities



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### FLOOR PLAN - SUITE 102 - 2,248 SF



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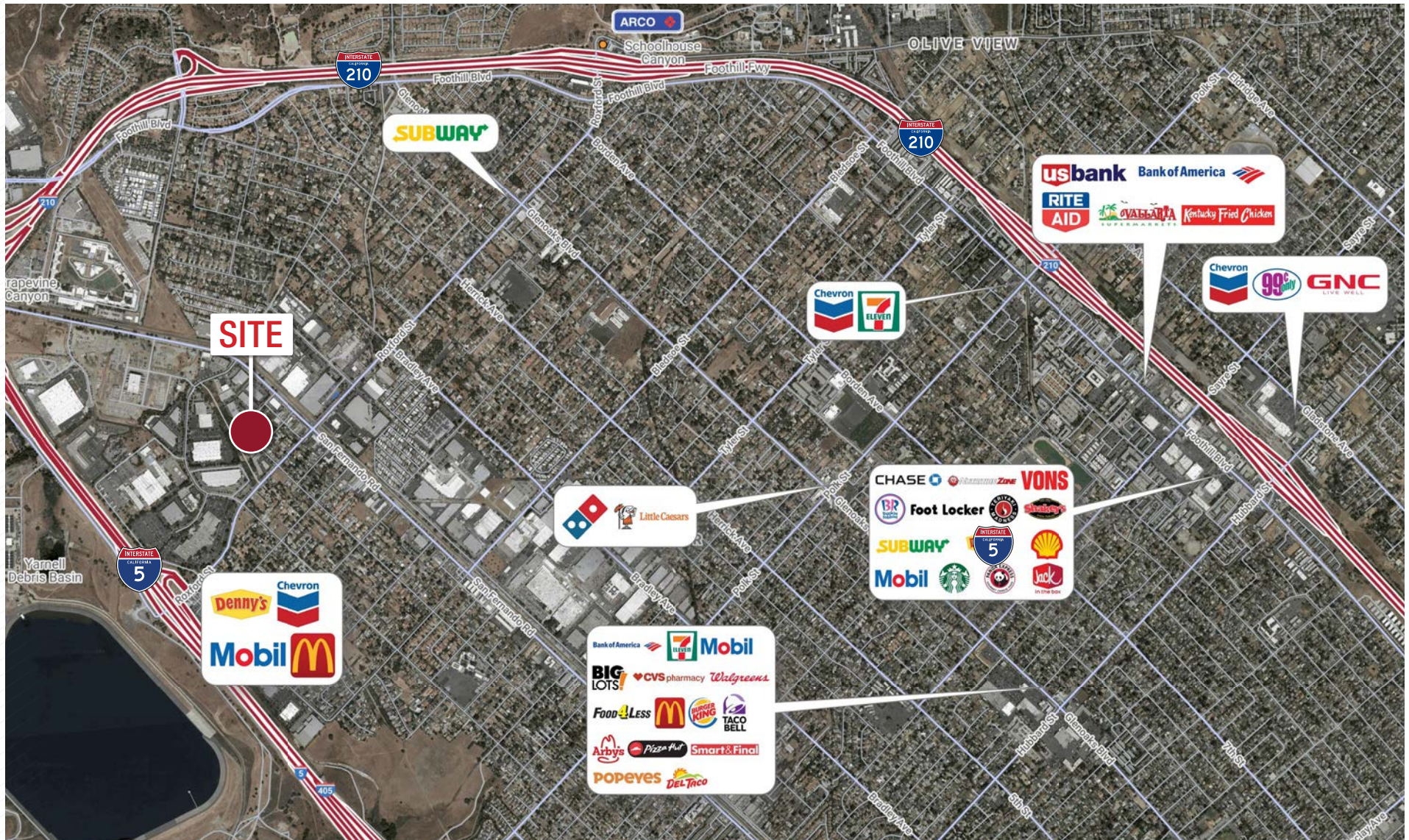
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