

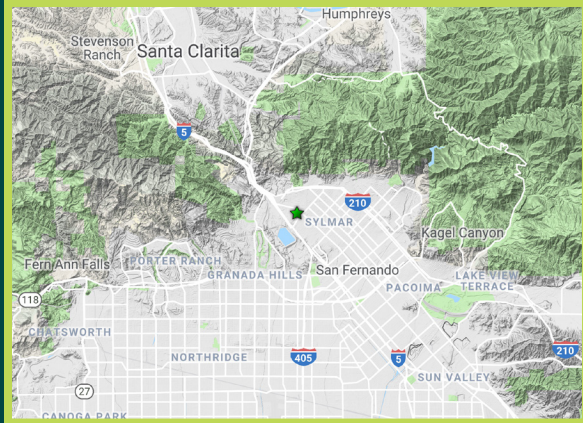
FOR SALE & LEASE

15853 W. MONTE STREET
SYLMAR, CA 91342

AVAILABLE

UNIT 101

SYLMAR, CA



PROPERTY HIGHLIGHTS

- North Valley Commerce Center
- High Image Corporate Building
- State Of The Art Newer Industrial Project
- Excellent Access To The 5, 405, 118, 210, And 14 Fwys

CBRE

PROPERTY OVERVIEW

AVAILABILITIES

Unit	AVAILABLE SF	OFFICE SF	SALE PRICE/PSF	LEASE RATE/PSF	AVAILABILITY DATE
101	10,131	5,947	\$235.00	\$0.85 NNN	Immediate
102	LEASED	LEASED	LEASED	LEASED	LEASED



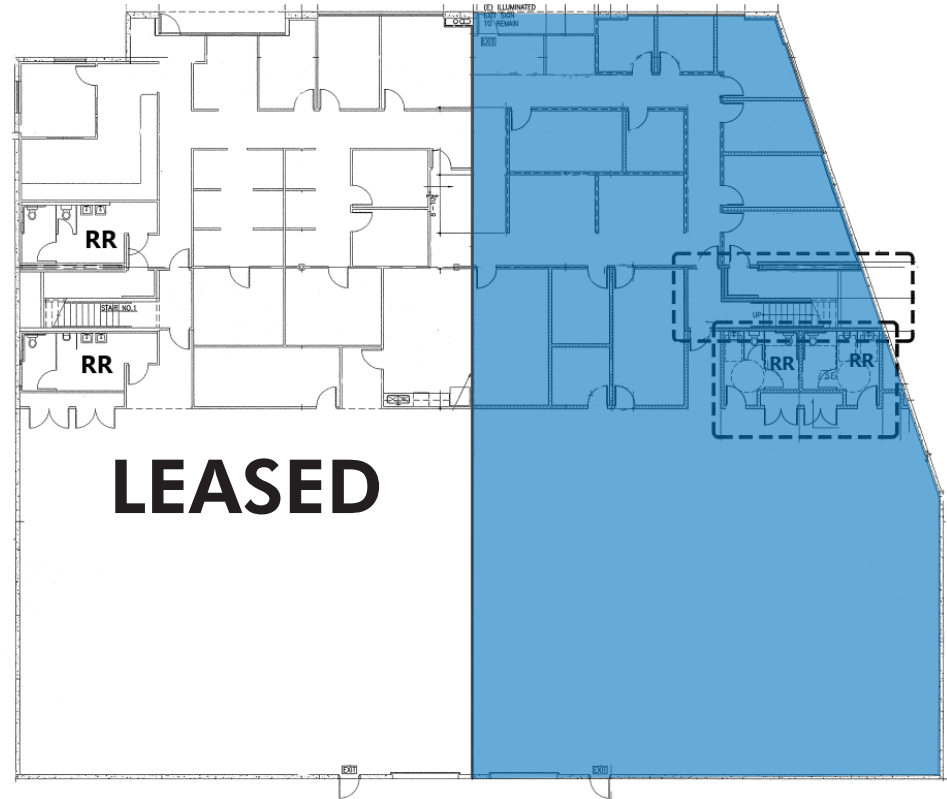
UNIT 101

PROPERTY DETAILS

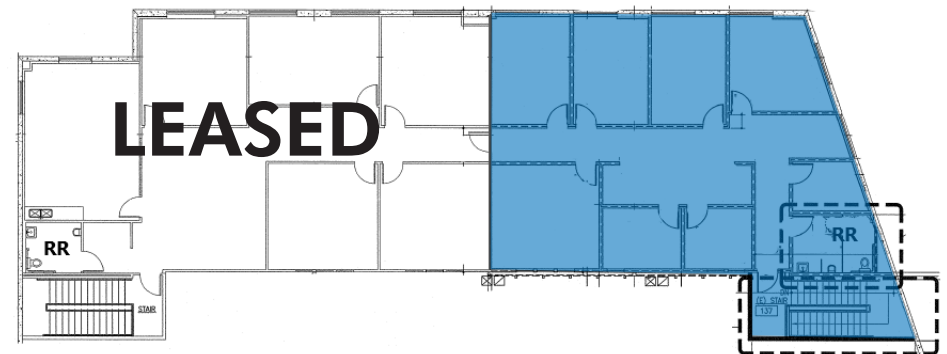
SALE PRICE/SF \$235.00
SALE PRICE \$2,380,785.00
LEASE RATE/SF: \$0.85 NNN
LEASE RATE/MONTH: \$8,611
TERM: Acceptable To Owner
AVAILABLE SF: 10,131 SF
OFFICE SF: 5,947 SF
PROPERTY TYPE: Flex Industrial
GROUND LEVEL DOORS: 1
SPRINKLERED: Yes
CLEAR HEIGHT: 22'
POWER: A:200, V:277/480,
PARKING SPACES/RATIO: 20 / 2.0:1
RESTROOMS: 3
ZONING: MR1
APN#: 2604-003-032
POSSESSION: Immediate
TO SHOW: Call Agent



FIRST FLOOR:



SECOND FLOOR:



FOR MORE INFORMATION, PLEASE CONTACT:



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