

INDUSTRIAL CONDO FOR SALE

15823 Monte Street, Sylmar, CA
Building E, Unit 101 & 102



FEATURES

10,504 SF of two contiguous units

2,360 SF of mezzanine office

Built in 2008 / Concrete tilt-up

Master planned industrial business park

Located within the North Valley Commerce Center

APN: 2604-003-050,051

22' clearance / skylights in warehouse

Parking 2/1,000

4 upgraded ADA compliant restrooms

Calculated sprinkler system (.45/3,000)

High end office improvements

Designer kitchen & executive office suite

Two grade level loading doors (10' x 12')

Power includes 3 phase, 4 wire, 200 amps 277/480volts

CONTACT

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Aerial Map



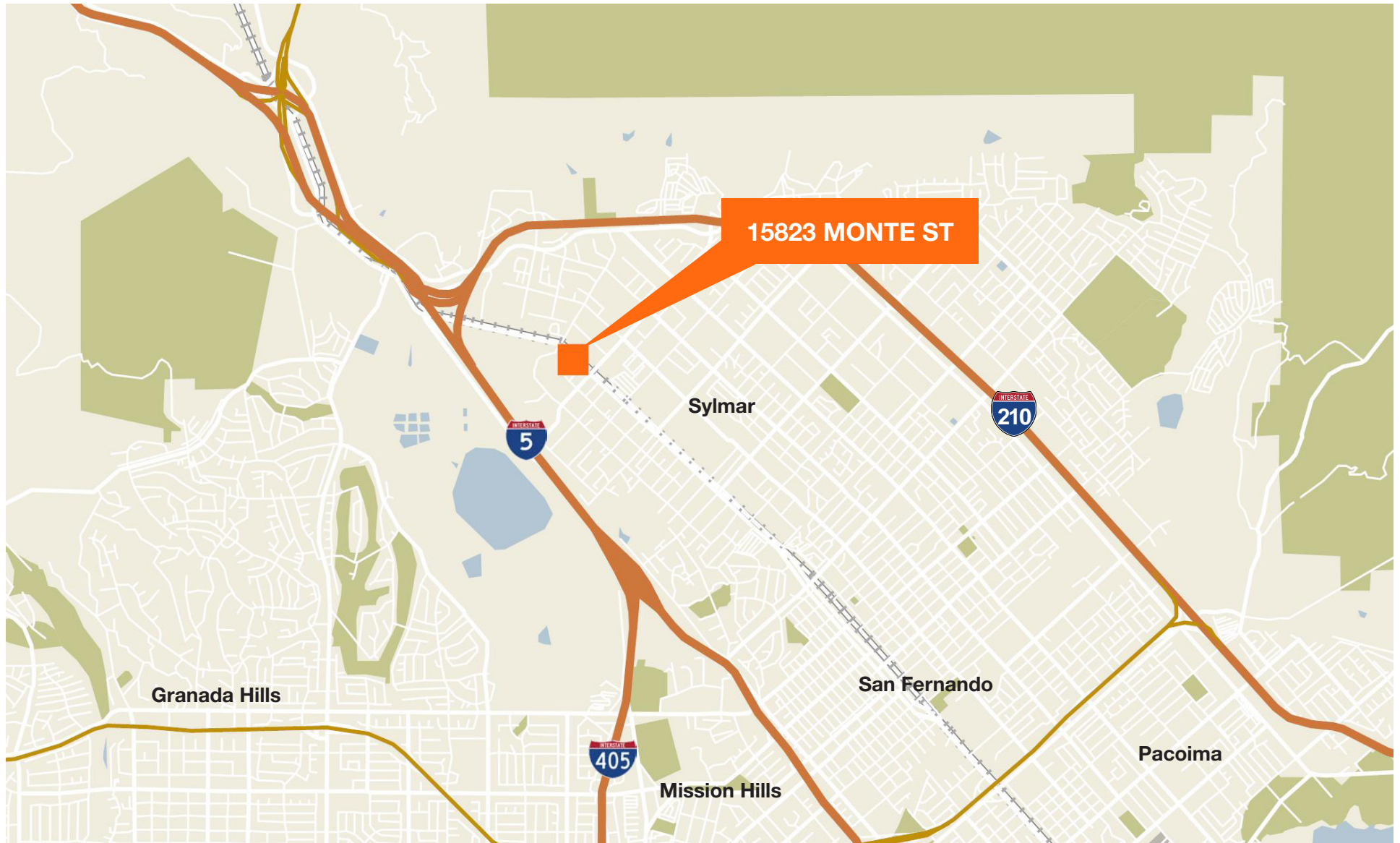
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Location Map



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Site Plan



Units 101 & 102

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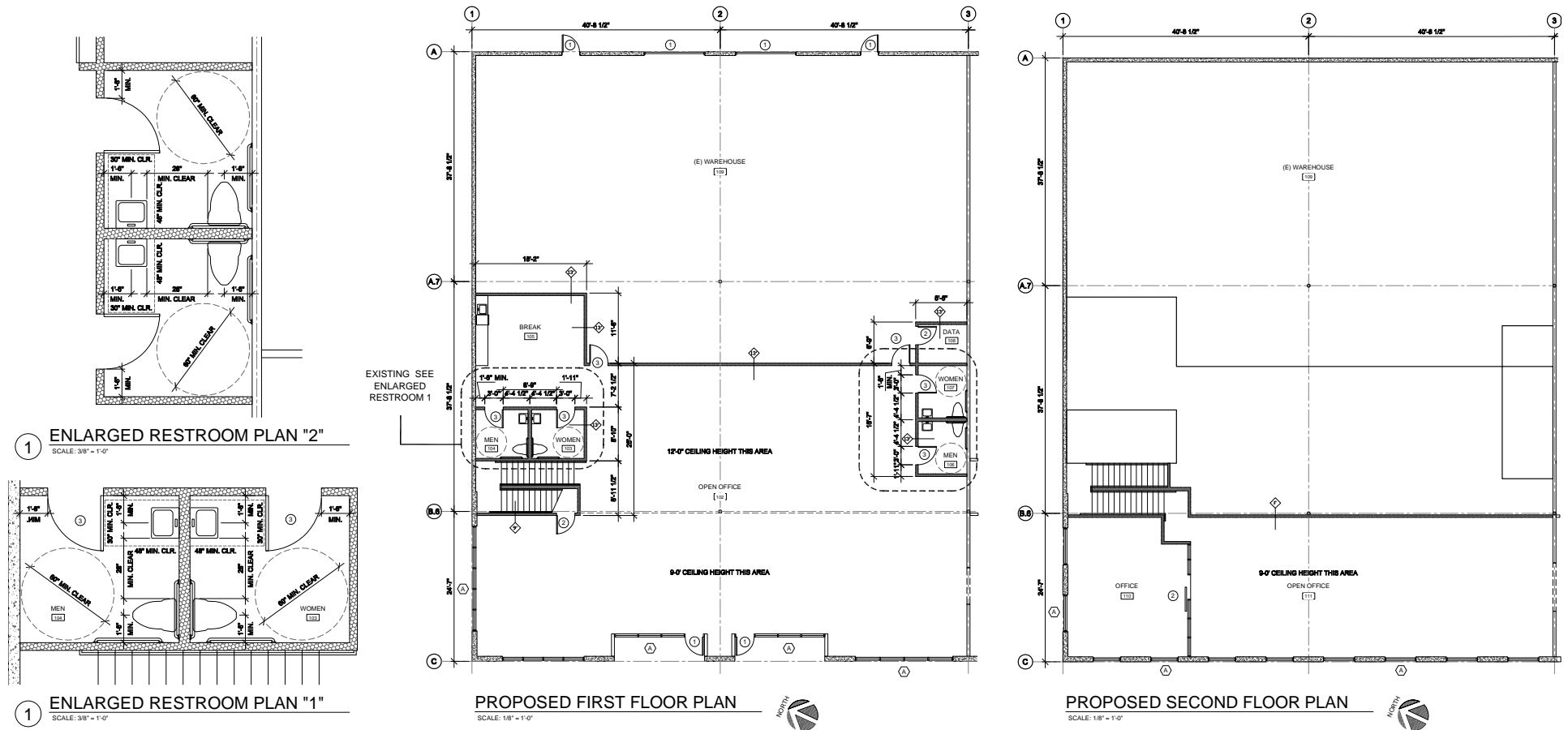
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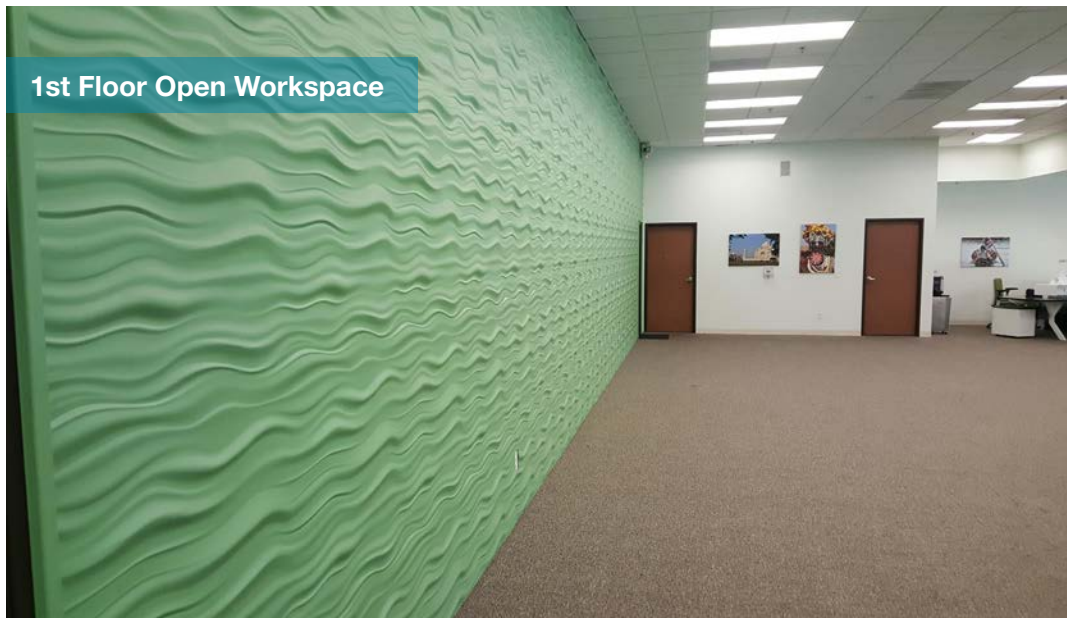
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Site Plan



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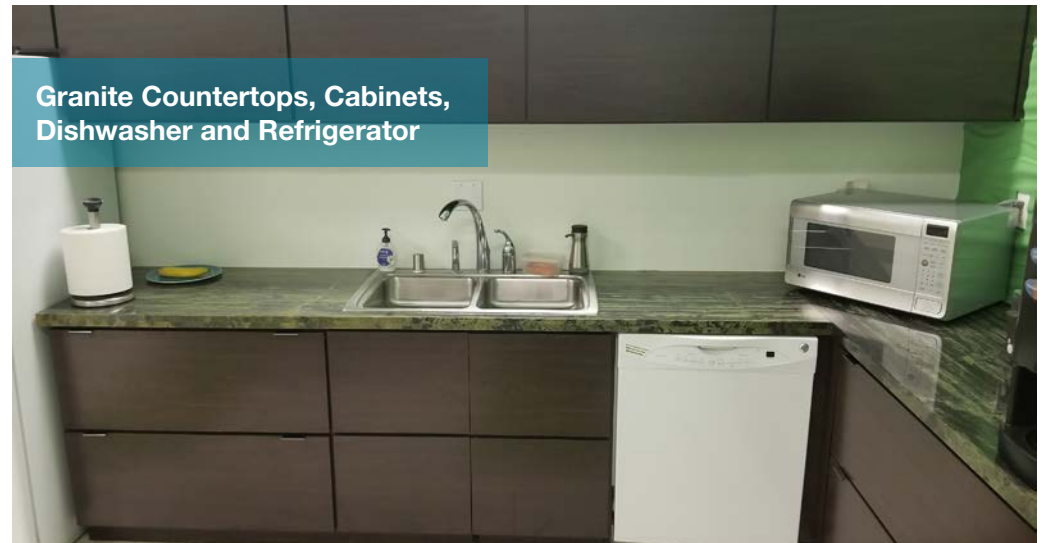
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Full Kitchen and Break Area
with Stainless Steel Sink



Granite Countertops, Cabinets,
Dishwasher and Refrigerator



2nd Floor Kimball Modular
Partition Workstations
Wired for Phone and Data



1st Floor Collaborative Worktables



2nd Floor Office Workstations

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1st Floor Collaborative Worktables



Executive Office



Executive Office Custom High End Furnishings



Extensive Glass Paneling & Natural Light Throughout

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Exterior Loading Area and Ingress/Egress



Warehouse Receiving Office



Parking Area



Warehouse with Skylights

