

# INDUSTRIAL / FOR LEASE CALABASAS, CA



## 23934 CRAFTSMAN ROAD

**\$1.70 / SF/MO**

- **Ask About Potential L.A. City Gross Receipts Tax Savings**
- Minutes from 101 Freeway
- 100% HVAC - Offices
- Quick Lessor Response to Proposals
- Approx. 1,000 SF Warehouse
- Great Calabasas Location

<b>Lease Rate / SF / MO:</b>	\$1.70
<b>Lease Type:</b>	Industrial Gross
<b>Terms:</b>	Negotiable
<b>Available SF:</b>	Approx. 1,440 SF
<b>Total Building:</b>	Approx. 21,469 SF
<b>Zoning:</b>	MR-1
<b>Construction Type:</b>	Tilt Up
<b>Const Status/Year Built:</b>	Existing / 1974
<b>Min. Clear Height:</b>	15'
<b>Heat/Cool:</b>	Heating and AC Ventilation
<b>Electrical:</b>	A: 120 V: 240 Ø: 3 W: 4
<b>Parking Ratio/Spaces:</b>	3
<b>Specific Use:</b>	Office / Warehouse
<b># /SF Of Offices :</b>	4/ Approx. 700 SF
<b>Restrooms:</b>	1
<b>Office Air / Heat:</b>	Yes