

**Available SF** 23,116 SF

**Industrial For Lease**
**Building Size** 23,116 SF

**Address:** 9327 Deering Ave, Chatsworth, CA 91311

**Cross Streets:** Deering Ave/Nordhoff St

Prestigious Northpark Industrial Location  
 Excellent Free Standing Building  
 Gorgeous Office Improvements  
 Nicely Appointed Lunch Room

<b>Lease Rate/Mo:</b>	\$32,362	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	4,615 SF / 4
<b>Lease Rate/SF:</b>	\$1.40	<b>Clear Height:</b>	16'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	NNN / Op. Ex: \$0.34	<b>GL Doors/Dim:</b>	2 / 12'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	23,116 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	23,116 SF	<b>A: 800 V: 120/208 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	1.02 Ac / 44,256 SF	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1985R16	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 46 / Ratio: 2.0:1/</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	MR2	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR2			<b>APN#:</b>	2746010022

**Listing Company:** Lee & Associates  
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**Listing #:** 33683186      **Listing Date:** 05/31/2023      **FTCF:** CB250N000S000/OAA

**Notes:** Lessee to independently verify all information contained herein. Broker/agent & owner/lessor make no representations & cannot verify its accuracy. Call broker for appointment and more details. Do not go direct, must have appointment.