

Lee &amp; Associates

5707 Corsa Avenue, Suite 200, Westlake Village, CA 91362 | 818-223-4388

Available SF 19,883 SF

Industrial For Lease

Building Size 52,360 SF


**Address:** 9667 Owensmouth Ave, Unit C, Chatsworth, CA 91311

**Cross Streets:** Owensmouth Ave/Marilla St

Extremely Sought After Building Available  
 2 Dock Doors / 22' Clearance  
 Nicely Appointed Offices  
 Dedicated Break Room  
 Very Low Nets - \$0.15 PSF

**Lease Rate/Mo:** \$26,842  
**Lease Rate/SF:** \$1.35  
**Lease Type:** NNN / Op. Ex: \$0.15  
**Available SF:** 19,883 SF  
**Minimum SF:** 19,883 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$62,526 / 2022  
**Yard:** No  
**Zoning:** MR2

**Sprinklered:** Yes  
**Clear Height:** 22'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 2 / 10' X 10'  
**A: 200 V: 208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1978R22  
**Whse HVAC:** No  
**Parking Spaces:** 29 / **Ratio:** 1.5:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 4,285 SF / 7  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 4,285 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2746016019

**Listing Company:** Lee & Associates  
**Agents:** [Erica Balin 818-444-4912](#), [Scott Caswell 818-444-4911](#), [Drew Kaser 818-444-4922](#)

**Listing #:** 37797938 **Listing Date:** 05/01/2023

**FTCF:** CB250N000S000/A0AA

**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.



Available SF 27,483 SF

Industrial For Lease

Building Size 52,360 SF


**Address:** 9667 Owensmouth Ave, Unit C, Chatsworth, CA 91311

**Cross Streets:** Owensmouth Ave/Marilla St

Extremely Sought After Building Available  
 2 Dock Doors / 22' Clearance  
 Nicely Appointed Offices  
 Dedicated Break Room  
 Very Low Nets - \$0.15 PSF

**Lease Rate/Mo:** \$26,933  
**Lease Rate/SF:** \$0.98  
**Lease Type:** NNN / Op. Ex: \$0.15  
**Available SF:** 27,483 SF  
**Minimum SF:** 27,483 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$62,526 / 2022  
**Yard:** No  
**Zoning:** MR2

**Sprinklered:** Yes  
**Clear Height:** 22'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 2 / 10' X 10'  
**A: 200 V: 208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1978R22  
**Whse HVAC:** No  
**Parking Spaces:** 29 / **Ratio:** 1.1:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 4,285 SF / 7  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 4,285 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 7,600 SF  
**Include In Available:** Yes  
**Possession:** Now  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2746016019

**Listing Company:** Lee & Associates  
**Agents:** [Erica Balin 818-444-4912](#), [Scott Caswell 818-444-4911](#), [Drew Kaser 818-444-4922](#)

**Listing #:** 33754219 **Listing Date:** 02/03/2023

**FTCF:** CB250N000S000/A0AA

**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.