

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates

Address:

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 CHATS WORTH, CA

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 Sprinklered: Yes Lease Rate/SF: \$1.35 Clear Height: 22' Lease Type: NNN / Op. Ex: \$0.15 GL Doors/Dim: Available SF: 19,883 SF DH Doors/Dim: 2 / 10' X 10' Minimum SF: 19,883 SF A: 200 V: 208 0: 3 W: 4 **Prop Lot Size:** P₀L **Construction Type:** TILT UP Const Status/Year Blt: Existing / 1978R22 Term: Acceptable to Owner

Sale Price: NFS Sale Price/SF: NFS Whse HVAC: No Taxes: \$62,526 / 2022 Parking Spaces: 29 / Ratio: 1.5:1/ Yard: No **Rail Service:** Zoning: MR2 Specific Use: Warehouse/Office Restrooms: Office HVAC: Heat & AC Finished Ofc Mezz: 4.285 SF Include In Available: Yes **Unfinished Mezz:** 0 SF Include In Available: Nο Possession: Now Vacant: No To Show: Call broker Market/Submarket: West SFV APN#: 2746016019

4,285 SF / 7

Office SF / #:

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.









Lee & Associates

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

Available SF 27.483 SF **Industrial For Lease Building Size** 52.360 SF 9667 OWENSMOUTH AV CHATSWORTH, CA

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

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

> 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:** P₀L

Term: Acceptable to Owner Sale Price: NFS

Sale Price/SF: NFS Taxes: \$62,526 / 2022

Yard: No Zoning: MR2 Whse HVAC: No Parking Spaces: 29

Rail Service: Specific Use:

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Construction Type:

Const Status/Year Blt:

Yes 22' 2 / 10' X 10'

A: 200 V: 208 0: 3 W: 4 TILT UP

Existing / 1978R22

/ Ratio: 1.1:1/

Warehouse/Office

Office SF / #: 4,285 SF / 7 Restrooms:

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

Erica Balin 818-444-4912, Scott Caswell 818-444-4911, Drew Kaser 818-444-4922 Agents:

FTCF: CB250N000S000/AOAA Listing #: 33754219 **Listing Date:** 02/03/2023

Lessee to independently verify all information contained herein. Broker/agent & owner/lessor make no representations & cannot verify its accuracy. Call broker for Notes:

appointment and more details. Do not go direct, must have appointment.





