

**Available SF** 12,880 SF

**Industrial For Lease**
**Building Size** 20,240 SF

**Address:** 9016 Fullbright Ave, Chatsworth, CA 91311

**Cross Streets:** Fullbright Ave/Corisco St

Excellent West SFV Location  
 Secured Fenced / Gated Building  
 Gorgeous Office Improvements w/ 10' Ceilings  
 Good Warehouse Clearance  
 Multiple Ground Level Doors

**Lease Rate/Mo:** \$19,835  
**Lease Rate/SF:** \$1.54  
**Lease Type:** Modified Gross / Op. Ex: \$0.11  
**Available SF:** 12,880 SF  
**Minimum SF:** 7,360 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** MR2

**Sprinklered:** No  
**Clear Height:** 14'-16'  
**GL Doors/Dim:** 4 / 12'x12'  
**DH Doors/Dim:** 0  
**A: 400 V: 220 O: 3 W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1983R19  
**Whse HVAC:** No  
**Parking Spaces:** 25 / **Ratio:** 1.9:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,800 SF / 4  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 05/01/2024  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2781001027

**Listing Company:** Lee & Associates

**Agents:** [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erical@lee-re.com)
**Listing #:** 40203679

**Listing Date:** 04/23/2024

**FTCF:** CB250N000S000/A0AA

**Notes:** Lessee to independently verify all information contained herein. Broker/agent and owner/lessor make no representations and cannot verify its accuracy. Potential for full building to be available.