

Available SF 3,629 SF

Industrial For Lease
Building Size 10,000 SF

Address: 20251 Prairie St, Chatsworth, CA 91311

Cross Streets: Oso Ave/Prairie St

Located Directly Across the Street from New Tesla Center
 Secured Yard / 100% HVAC
 Fully Built-Out Kitchen
 Top of the Line Office Improvements

Lease Rate/Mo:	\$5,734	Sprinklered:	No	Office SF / #:	1,300 SF / 3
Lease Rate/SF:	\$1.58	Clear Height:	14'	Restrooms:	3
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	3,629 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,629 SF	A: 200 V: 120/240 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1970R21	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio:	1.4:1	Vacant:	No
Taxes:	\$33,953 / 2023	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2748038020

Listing Company: Lee & Associates

Agents: [Erica Balin 818-444-4912](#), [Ryan Pelino 818-444-4991](#), [Scott Caswell 818-444-4911](#)
Listing #: 41043190

Listing Date: 09/09/2024

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Broker/Agent & Owner/Lessor make no representations & cannot verify it's accuracy. Call broker for appointment and more details. Lessee responsible for their own power and natural gas. Water/sewer are included in the rate provided there is not excessive use.