



# 20360-20364 PLUMMER

## CHATSWORTH | CALIFORNIA

### SCOTT CASWELL, SIOR

Principal  
818.266.7772  
scaswell@lee-re.com  
DRE 00853607

### ERICA BALIN

Managing Director  
818.444.4912  
ebalin@lee-re.com  
DRE 01481476

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# THE OFFERING

## Premium Industrial Facility for Lease - Chatsworth, CA

This exceptional industrial property in Chatsworth offers  $\pm 94,119$  square feet of high-quality space designed to meet the needs of modern businesses. The building is divisible into three functional units of approximately  $\pm 24,980$  square feet,  $\pm 28,424$  square feet, and  $\pm 65,695$  square feet, providing flexibility for a wide range of users. Featuring a professional, corporate-quality exterior, the property delivers an outstanding image for any business.

Inside, a portion of the facility is fully air conditioned, creating a comfortable environment suitable for a variety of industrial uses, including personal care and cosmetic manufacturing. It is equipped with both dock-high and ground-level loading options, ensuring efficient logistics and distribution capabilities. The building also boasts heavy power distribution, ideal for manufacturing-intensive operations.

A secure, gated yard adds to the operational convenience, and the property benefits from extremely low net charges at just \$0.14 per square foot—significantly below market rates. Situated in the heart of Chatsworth's industrial district, the location provides easy access to numerous nearby retail amenities and public transportation options, enhancing convenience for employees and clients alike.

This is a rare opportunity to lease a flexible, image-conscious, and cost-effective industrial space in a highly desirable area. Contact us today for more information or to schedule a private tour.



**$\pm 94,119$  SF**

*DIVISIBLE TO*  
24,980 SF | 28,424 SF  
40,715 SF | 65,695 SF



**GATED YARD**



**PARTIALLY AIR  
CONDITIONED**



**DOCK HIGH &  
GROUND LEVEL LOADING**



**HIGH IMAGE  
CORPORATE FACILITY**



**HIGH PARKING  
RATIO**



**VERY LOW  
NET CHARGES**



**2,200A | 277/480V  
POWER**







## 20360 PLUMMER ST., CHATSWORTH

- 28,424 SF
- Fully Air Conditioned
- 24 Foot Clearance
- 1,000 AMPS | 277/480V Power
- Dock High & Ground Level Loading
- Gated Yard
- High Parking Ratio (2.85/1,000)

20360 PLUMMER ST



## 20362 PLUMMER ST., CHATSWORTH

- 24,980 SF
- Partially Air Conditioned Warehouse
- 24 Foot Clearance
- 600 AMPS | 277/480V Power
- Dock High & Ground Level Loading
- Gated Yard
- High Parking Ratio (2.85/1,000)

# 20362 PLUMMER ST





## 20364 PLUMMER ST., CHATSWORTH

- 40,715 SF
- 24 Foot Clearance
- 600 AMPS | 277/480V Power
- Dock High & Ground Level Loading
- Gated Yard
- High Parking Ratio (2.85/1,000)

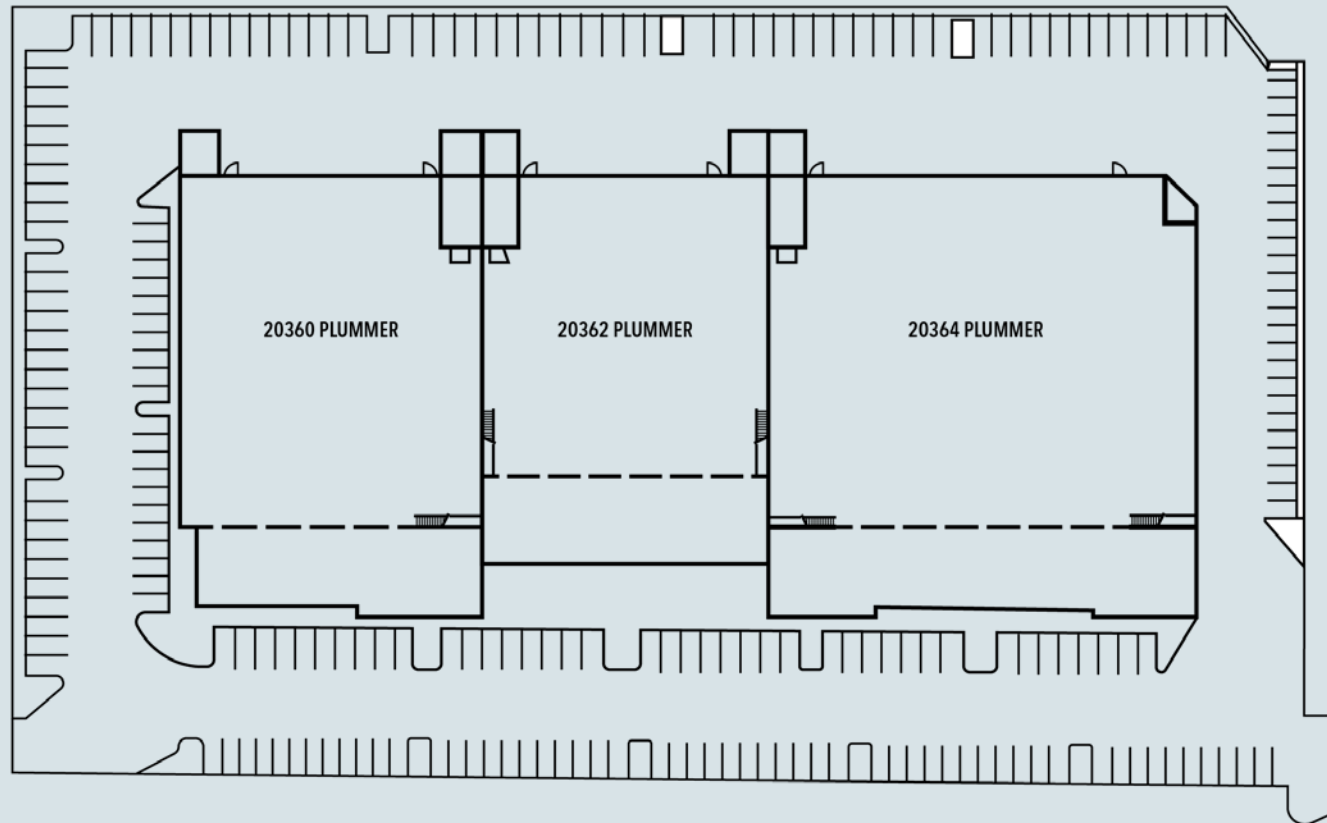
20364 PLUMMER ST



## 20362-64 PLUMMER ST., CHATSWORTH

- 65,695 SF
- Partial HVAC in Warehouse
- 24 Foot Clearance
- 1,200 AMPS | 277/480V Power
- Dock High & Ground Level Loading
- Gated Yard
- High Parking Ratio (2.85/1,000)

# 20362-64 PLUMMER ST



20360-64 PLUMMER ST









PROPERTY OVERVIEW

PROPERTY DETAILS

SITE PLAN

AERIALS



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