

Available SF 17,177 SF

Industrial For Lease

Building Size 52,360 SF


Address: 9667 Owensmouth Ave, Unit B2, Chatsworth, CA 91311

Cross Streets: Owensmouth Ave/Marilla St

Extremely Sought After Building Available
 1 Dock Door / 22' Clearance
 Nicely Appointed Offices
 Excellent Street Identity

Lease Rate/Mo: \$20,956
Lease Rate/SF: \$1.22
Lease Type: NNN / Op. Ex: \$0.25
Available SF: 17,177 SF
Minimum SF: 17,177 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: 1 / 8'x8'
A: 200 V: 208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R22
Whse HVAC: No
Parking Spaces: 14 / **Ratio:** 0.8:1/
Rail Service: No
Specific Use: Warehouse/Office

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

Listing Company: Lee & Associates
Agents: [Scott Caswell 818-444-4911](mailto:scott@lee-re.com), [Erica Balin 818-444-4912](mailto:erica@lee-re.com)

Listing #: 42764466

Listing Date: 06/11/2025

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. Do not go direct, must have appointment.