

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates

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

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Market/Submarket:

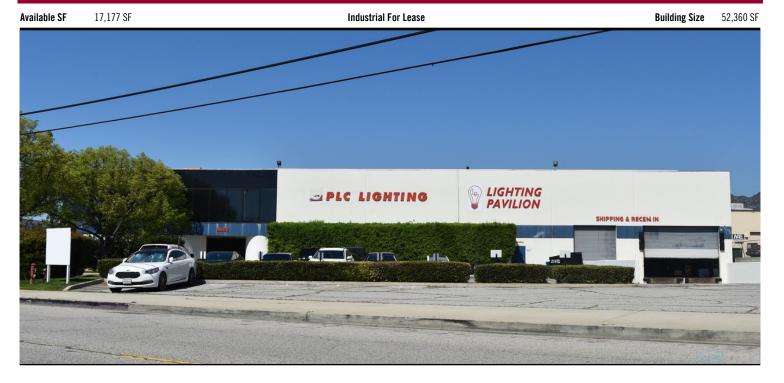
Unfinished Mezz:

Possession:

Vacant:

To Show:

APN#:



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

Yes

22'

1 / 8'x8'

TILT UP

No

Existing / 1978R22

/ Ratio: 0.8:1/

Warehouse/Office

 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

Listing Company: Lee & Associates

Agents: <u>Scott Caswell 818-444-4911</u>, <u>Erica Balin 818-444-4912</u>

Listing #: 42764466 Listing Date: 06/11/2025 FTCF: CB250N000S000/AOAA

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

Rail Service:

Specific Use:

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

Const Status/Year Blt:

Parking Spaces: 14

Construction Type:

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.







4,285 SF / 7

Heat & AC

0 SF

No

Nο

Now

Yes

Call broker

2746016019

West SFV

0 SF