



20360-20364 PLUMMER ST 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

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898

 **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 layouts of approximately $\pm 24,980$ square feet, $\pm 40,715$ 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.

The facility 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 | 40,715 SF | 65,695 SF



**HIGH PARKING
RATIO**



GATED YARD



**VERY LOW
NET CHARGES**



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



**DOCK HIGH &
GROUND LEVEL LOADING**



**HIGH IMAGE
CORPORATE FACILITY**





20362 PLUMMER ST., CHATSWORTH

- 24,980 SF
- 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)

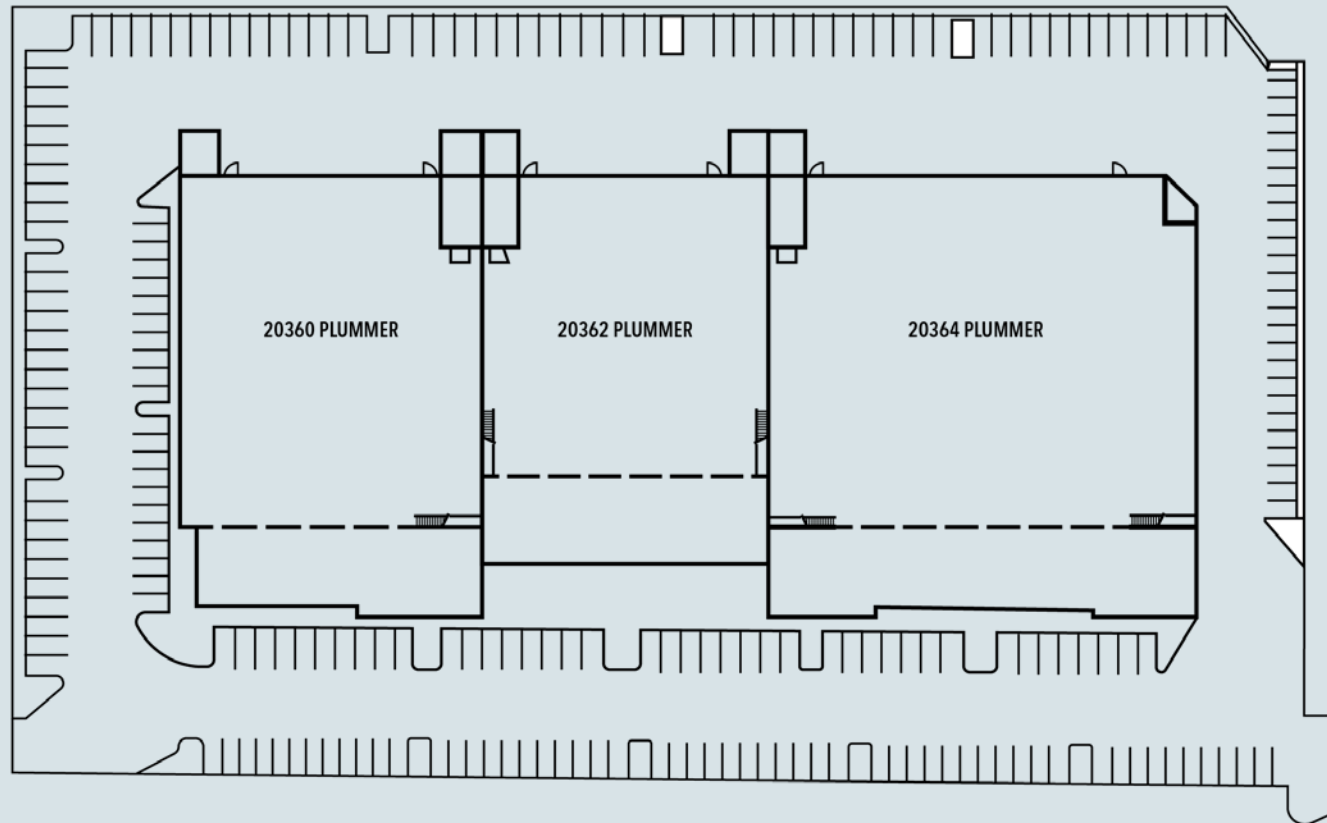
20364 PLUMMER ST



20362-64 PLUMMER ST., CHATSWORTH

- 65,695 SF
- 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



**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

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES