



20520

NORDHOFF STREET

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



\$6,750,000

SALE PRICE



**100% HVAC
Coverage**



Main Street Frontage



Secured Yard



**Close Proximity
to Metrolink**



**Ideal Building
for Aerospace**



**Minutes to 118 and
101 Freeways**



**Located in
Opportunity Zone**

20520 Nordhoff Street, Chatsworth, CA

Positioned in the northwestern San Fernando Valley, 20520 Nordhoff Street offers approximately 22,200 SF of industrial space on a 1.36-acre lot, zoned LAMR2. Built 1979, this industrial property is currently designed as a flex-tech building for aerospace, however is ideal for manufacturing, warehousing and distribution, with zoning that supports a variety of industrial uses. The building offers 1,000 amps of power, 18' minimum clear height and is served with dock and ground level loading.

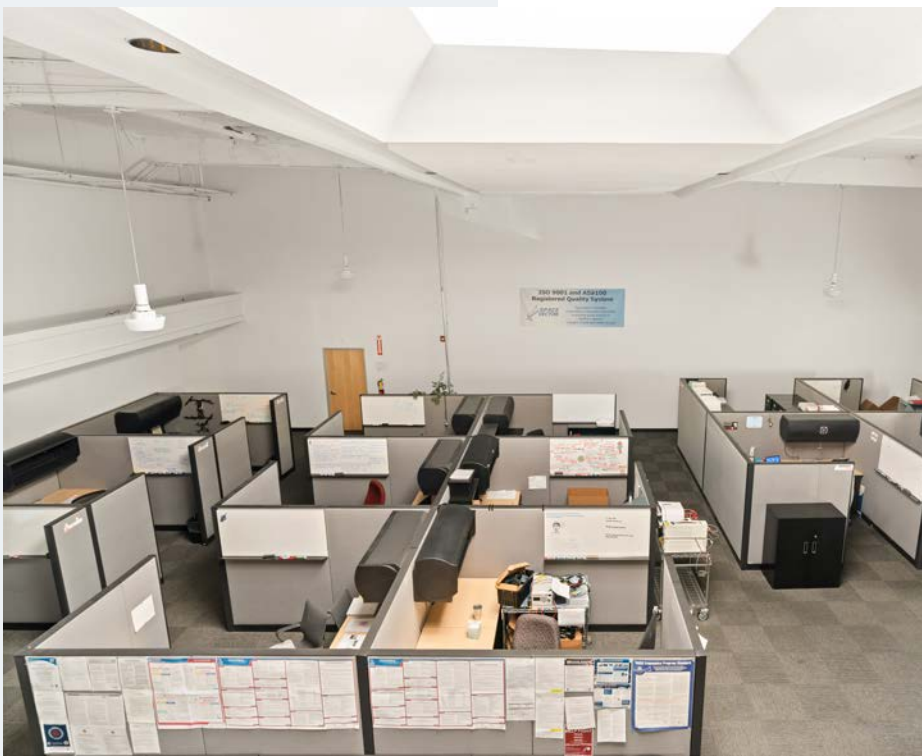
The buildings is served by 18- HVAC units offering 100% HVAC building coverage. Its ideal location along a major street in the Chatsworth corridor provides excellent visibility and immediate access to the 118 Freeway and is just minutes from Metrolink and other transit options, ensuring seamless connectivity across Greater Los Angeles. Surrounded by a strong industrial community and a skilled local workforce, the property benefits from strong market demand, attractive demographics, and a business-friendly environment.

Building Size	22,200 SF
Land Size	1.36 Acres
Zoning	LAMR2
Year Built	1979
Clear Height	18'–20'
Power	1,000 Amps
Grade Loading Doors	1 / 12' x 14'
Dock High Doors–2 Positions	1 / 21' x 14'



20252







AMENITIES MAP



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CHATSWORTH, CALIFORNIA

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