

**Address:**

9627 Owensmouth Ave, Unit 4, Chatsworth, CA 91311

Cross Streets:

Owensmouth Ave/Plummer St

Clean Industrial Park
 Excellent Chatsworth Location
 16' Plus Clearance
 Great Layout

Lease Rate/Mo:	\$5,040	Sprinklered:	No	Office SF / #:	250 SF / 2
Lease Rate/SF:	\$1.60	Clear Height:	16'	Restrooms:	1
Lease Type:	Gross / Op. Ex: \$0.06	GL Doors/Dim:	1 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	3,150 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,150 SF	A: 200 V: 120/240 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TIFF UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1984R25	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	6 / Ratio: 1.9:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2746-016-017

Listing Company: Lee & Associates

[Scott Caswell 818-444-4911](#), [Erica Balin 818-444-4912](#)Agents: [Scott Caswell 818-444-4911](#), [Erica Balin 818-444-4912](#)

Listing #: 44106101

Listing Date: 01/06/2026

FTCF: CB250N000S000/AOAA

Notes:

Lessee to independently verify all info contained herein, Broker/Agent/Owner make no representations as to the accuracy. Do not go direct, call Broker for appointment.