

Available SF 22,200 SF

Industrial For Sale - In Escrow

Building Size 22,200 SF


**Address:** 20520 Nordhoff St, Chatsworth, CA 91304

**Cross Streets:** Nordhoff St/Mason Ave

100% HVAC

Dock High &amp; Ground Level Loading

Secured Rear Yard / High Clearance

1,000 Amps of Power

Main Street Frontage

Multiple Stalls in Restrooms

<b>Sale Price:</b>	\$6,750,000.00	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	8,250 SF / 13
<b>Sale Price/SF:</b>	\$304.05	<b>Clear Height:</b>	18' - 20'	<b>Restrooms:</b>	3
<b>Available SF:</b>	22,200 SF	<b>GL Doors/Dim:</b>	1 / 12'x14'	<b>Office HVAC:</b>	Heat & AC
<b>Prop Lot Size:</b>	1.36 Ac / 59,205 SF	<b>DH Doors/Dim:</b>	1 / 21'x14'	<b>Finished Ofc Mezz:</b>	1,320 SF
<b>Taxes:</b>		<b>A: 1000 V: 120-208 0: 3 W:</b>		<b>Include In Available:</b>	Yes
<b>Yard:</b>	Fenced / Paved	<b>Construction Type:</b>	TIILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Zoning:</b>	MR2	<b>Const Status/Year Blt:</b>	Existing / 1979R14	<b>Include In Available:</b>	No
		<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	COE
		<b>Parking Spaces:</b>	49 / Ratio: 2.2:1	<b>Vacant:</b>	Yes
		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
		<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SFV
				<b>APN#:</b>	2780-001-050

**Listing Company:** Lee & Associates

**Agents:** [Scott Caswell 818-444-4911](#), [Erica Balin 818-444-4912](#)
**Listing #:** 43543283

**Listing Date:** 10/14/2025

**FTCF:** CB200N000S000/AOAA

**Notes:** Buyer to independently verify all information contained herein. Broker/Agent/Seller cannot confirm the accuracy as information is taken from third party sources.