

Available SF 52,360 SF

Industrial For Sale
Building Size 52,360 SF

Address:

9667 Owensmouth Ave, Chatsworth, CA 91311

Cross Streets:

Owensmouth Ave/Marilla St

Great Owner/User Opportunity
 Impressive Clear Height
 5 Docks - Front & Rear
 Rear Secured Yard

Sale Price: \$13,800,000.00
Sale Price/SF: \$263.56
Available SF: 52,360 SF
Prop Lot Size: 2.12 Ac / 92,347 SF
Taxes:
Yard: Fenced / Paved
Zoning: MR2-1

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 5 / 8'x8'
A: 600 V: 208 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R22

Whse HVAC: No
Parking Spaces: 64 / **Ratio:** 1.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 7,500 SF / 16
Restrooms: 8
Office HVAC: Heat & AC
Finished Ofc Mezz: 4,285 SF
Include In Available: Yes
Unfinished Mezz: 7,200 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2746-016-019

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erical@lee-re.com)
Listing #: 43078455

Listing Date: 08/01/2025

FTCF: CB000N000S000/A0AA

Notes: Buyer to independently verify all information contained herein. Seller & Seller's broker/agent cannot verify the accuracy as it has been taken from 3rd party sources.