

Delphi Business Properties, Inc.

7100 Hayvenhurst Ave Van Nuys, CA 91406 | 818-780-7878

8,626 SF **Industrial For Lease Available SF Building Size** 17,252 SF



Address: **Cross Streets:**

8967 Fullbright Ave, Chatsworth, CA 91311 Fullbright Ave/Corisco St

Clean Building--Quiet Street Excellent Power--Good Office Lavout Rear Loading with Fenced Yard Area Newer Led Lighting Throughout

14'-16'

1 / 12'x12'

Masonry

Lease Rate/Mo:	\$12,853	Sprinklered:	No
Lease Rate/SF:	\$1.49	Clear Height:	14'
Lease Type:	Modified Gross	GL Doors/Dim:	1/
Available SF:	8,626 SF	DH Doors/Dim:	0
Minimum SF:	8,626 SF	A: 400 V: 120/240 0: 3 W: 4	
Prop Lot Size:	POL	Construction Type:	Ma
Term:	3-5 Years	Const Status/Year Blt:	Exi
Sale Price:	NFS		
Sale Price/SF:	NFS	Whse HVAC:	No
Taxes:	\$42,788 / 2023	Parking Spaces: 16	/ R

Existing / 1968 Possession: No Vacant: / Ratio: 1.9:1 To Show: **Rail Service:** Market/Submarket: Specific Use: Warehouse/Distribution APN#:

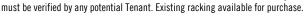
Listing Company: Delphi Business Properties, Inc. Stuart Leibsohn 818-933-7107 Agents:

Yes

MR-2

Listing #: 41433972 **Listing Date:** 11/12/2024 FTCF: CB250Y125S000

Co-listed with AIR CRE NonMember (Adam Comora). Taxes for entire Building. Additional Pwer 400A-120/240V-1P-4W. All information contained herein is estimated and Notes:





Yard:

Zoning:



Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Unfinished Mezz:

Include In Available:

Include In Available:

750 SF / 3

Heat & AC

0 SF

No

No 90 Days

No

Call broker

West SFV 2781001030

0 SF