

Available SF 8,626 SF

Industrial For Lease

Building Size 17,252 SF



**Address:** 8967 Fullbright Ave, Chatsworth, CA 91311

**Cross Streets:** Fullbright Ave/Corisco St

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

<b>Lease Rate/Mo:</b>	\$12,853	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	750 SF / 3
<b>Lease Rate/SF:</b>	\$1.49	<b>Clear Height:</b>	14'-16'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>	1 / 12'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	8,626 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	8,626 SF	<b>A: 400 V: 120/240 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Masonry	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1968	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	90 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 16 / Ratio: 1.9:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$42,788 / 2023	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Yes	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR-2			<b>APN#:</b>	2781001030

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [Stuart Leibsohn 818-933-7107](mailto:stu@go2delphi.com)

**Listing #:** 41433972

**Listing Date:** 11/12/2024

**FTCF:** CB250Y125S000

**Notes:** 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 must be verified by any potential Tenant. Existing racking available for purchase.