

FOR SUBLEASE | 10,000 - 20,000 SF



WAREHOUSE/OFFICE SPACE | PRIME CHATSWORTH LOCATION

21314 LASSEN STREET | CHATSWORTH, CA 91311

ART MINASSIAN

Senior Vice President
818.634.3722
art@availablewarehouses.com
CA DRE Lic. #02026662

RON KASSAN

Executive Vice President
818.512.5001
ron@availablewarehouses.com
CA DRE Lic. #01063078

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COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

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LASSEN STREET

CHATSWORTH, CA

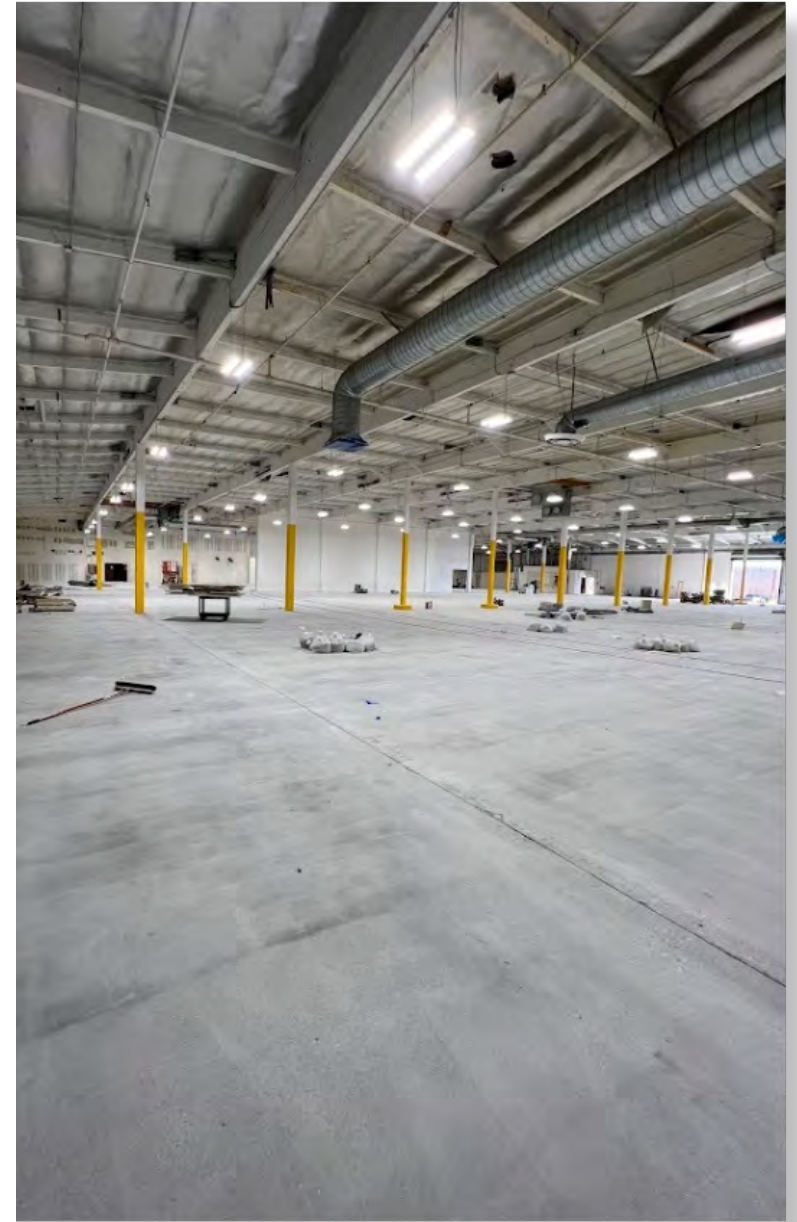
FACILITY OVERVIEW

Move In Ready! Fully Operational / Turn-Key

- Ideal for US Distribution Centers (or) National 3PL

Sublease 10,000 - 20,000 SF Warehouse *(depending on your needs)*

- Up to 17,000 SF Office
- Large Secured Yard
- Recently Renovated
- Solar Powered Building
- Hazmat Approved Shippers
- Heavy Power - 480 Volts | 6000 Amps
- \$1.10 NNN

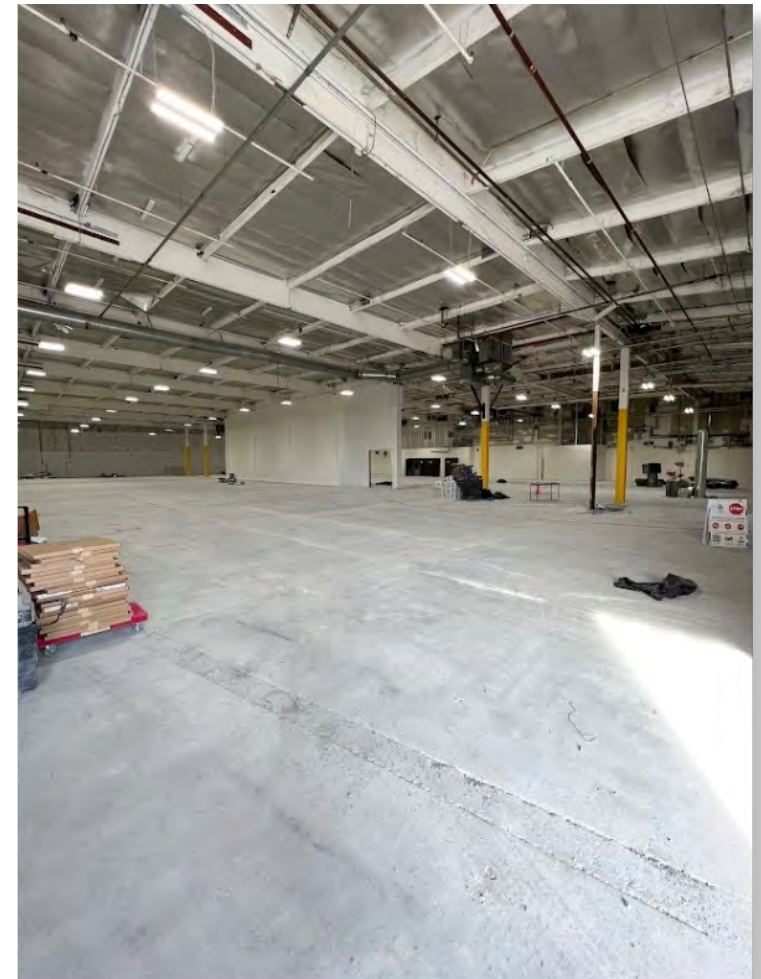


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FACILITY OVERVIEW



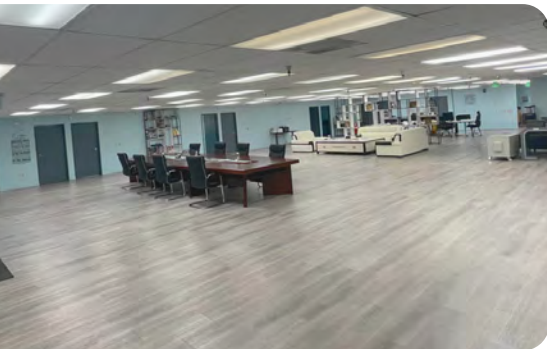
- **OFFICES:** Available (7-30 Units) Fully Furnished
- **PRIVATE ENTRANCE:** Included
- **CONFERENCE ROOMS:** Available (20-40+ /PPL)
- **PALLET RACKING:** 2,800 Racked Pallet Spaces Available
- **INSULATED:** Thermal Insulation; Naturally Cool Warehouse
- **CERTIFICATIONS:** ISO 9001 Certified Hazmat Distribution and Storage
- **SAFE:** Fully Gated, Biometric Lock Doors, Alarm System & 120 IP Cameras

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OFFICES AVAILABLE



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INCLUDED AMENITIES

Included amenities, loading/unloading capabilities, internet, security features, and additional benefits for occupants.



4 Dock High & Ground Level Doors



120 Full HD Security Cameras Installed



High Speed Fiber Internet



**Specialty Power
480V | 6,000A**



**Available Office Space
(3) Executive Meeting Rooms**



Lithium Electric Forklifts Available



**Secured RFID Gated Parking
46 Uncovered | 41 Covered | 6 Handicapped**



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