



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE



PRIME INDUSTRIAL OFFERING | 17,420 SQUARE FEET

FOR SALE OR LEASE



INDUSTRIAL

8964 **OSO AVENUE**
CHATSORTH, CA 91311

SALES PRICE

\$4,250,480
(\$244/SF)

LEASE RATE

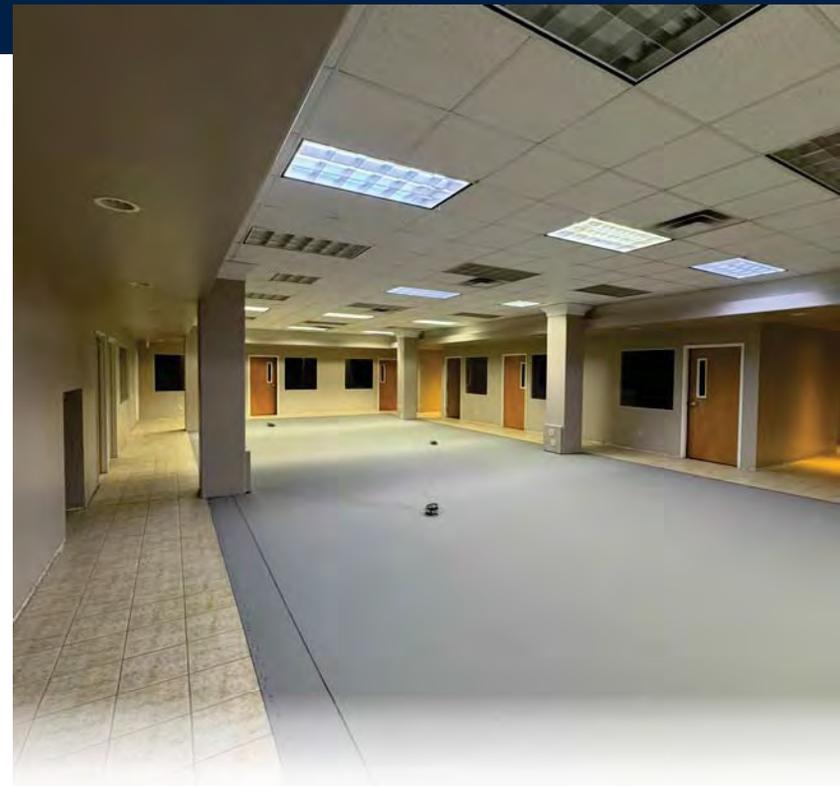
\$0.99

LEASE TYPE

MG

PROPERTY FEATURES

| | |
|--------------------------|---------------------|
| YEAR BUILT | ▪ 1967 |
| STORIES | ▪ 1 |
| ZONING | ▪ MR2-1 |
| LOT SIZE | ▪ 32,433 SF |
| OCCUPANCY | ▪ Vacant |
| PARKING | ▪ 33 |
| POWER | ▪ 1,200A/240V, 3P |
| OFFICE SPACE | ▪ 7,420 SF |
| MEZZANINE STORAGE | ▪ Free Storage Area |



RON FEDER
 SENIOR MANAGING
 DIRECTOR
 (818) 222-0404
 RFEDER@RJFEDER.COM
 DRE# 00983855



JESSICA CHAMBERLAIN
 COMMERCIAL
 ASSOCIATE
 (818) 222-0404
 JESSICA@RJFEDER.COM
 DRE# 01898574



GALLERY



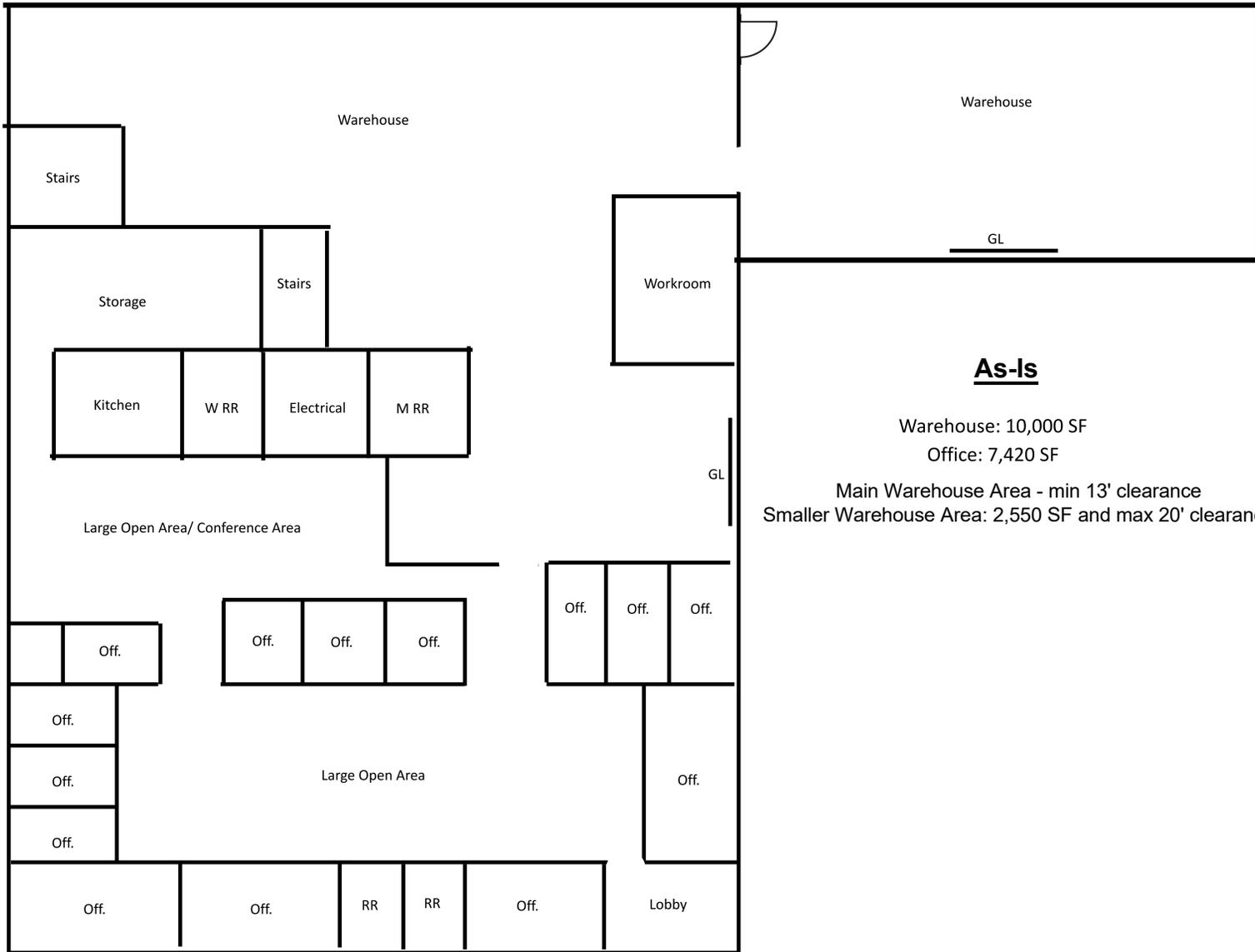


GALLERY



FLOOR PLAN

8964 OSO AVE



As-Is

Warehouse: 10,000 SF

Office: 7,420 SF

Main Warehouse Area - min 13' clearance

Smaller Warehouse Area: 2,550 SF and max 20' clearance

FLOOR PLAN

8964 OSO AVE



Plan A

Warehouse: 11,400 SF

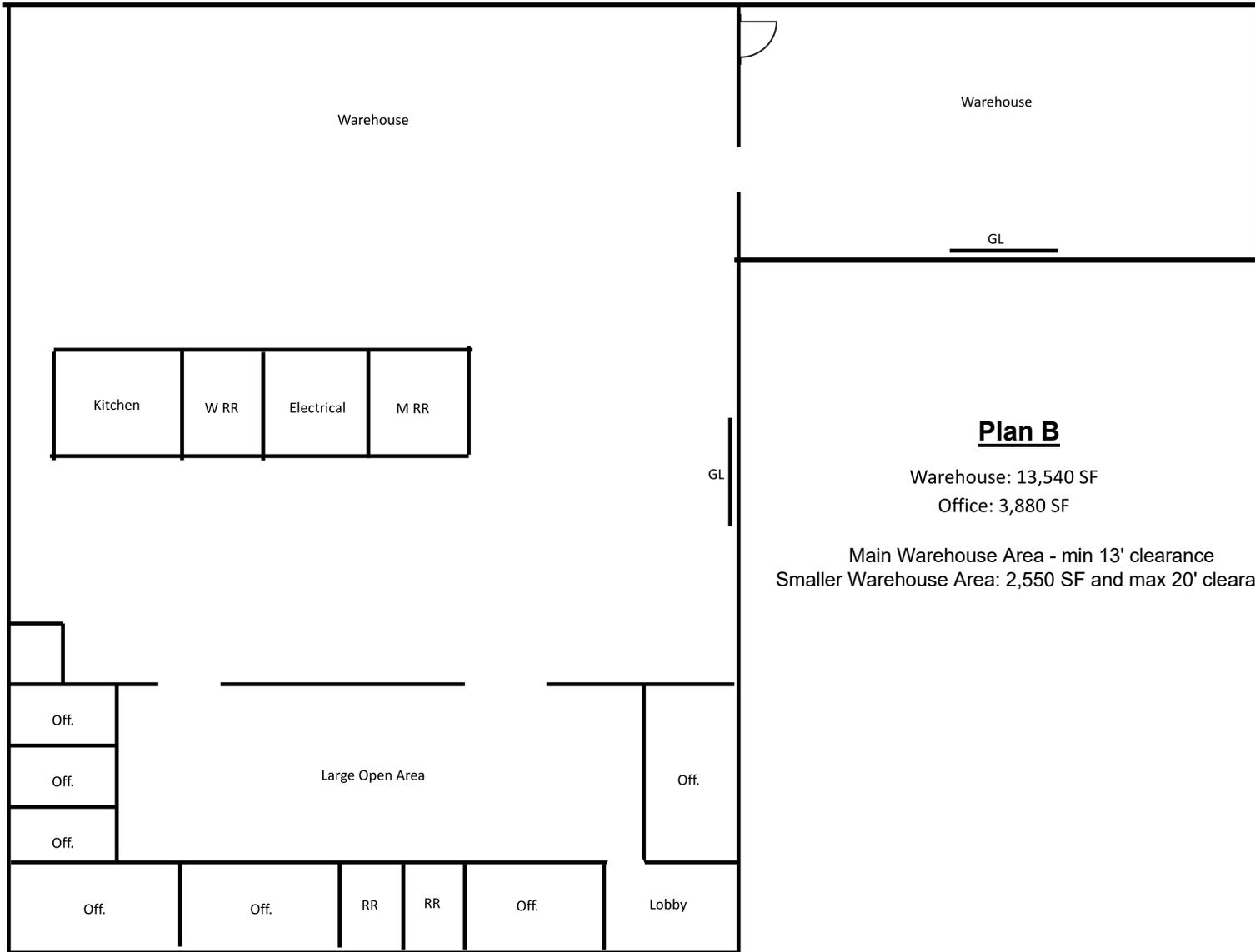
Office: 6,020 SF

Main Warehouse Area - min 13' clearance

Smaller Warehouse Area: 2,550 SF and max 20' clearance

FLOOR PLAN

8964 OSO AVE



Plan B

Warehouse: 13,540 SF

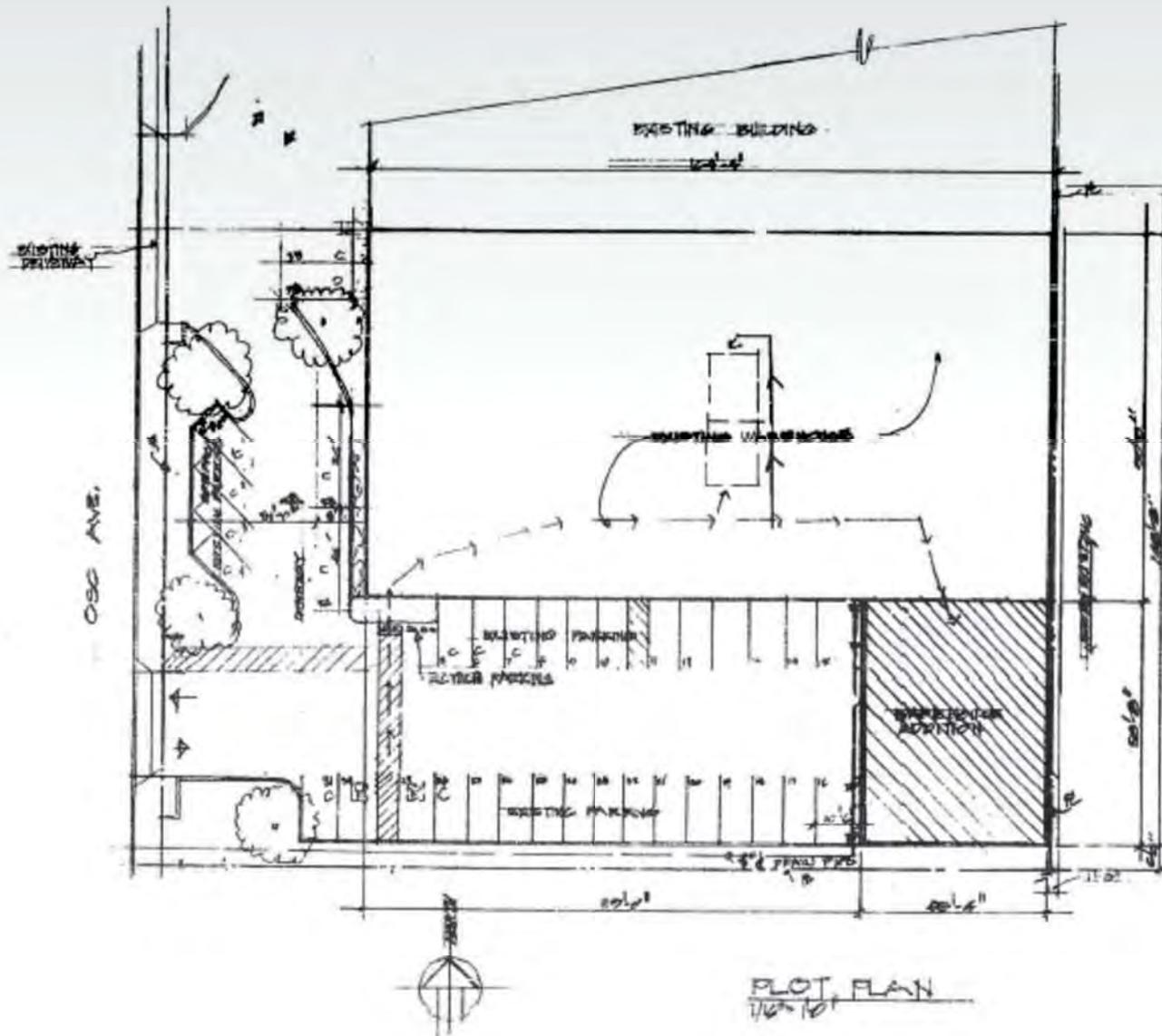
Office: 3,880 SF

Main Warehouse Area - min 13' clearance

Smaller Warehouse Area: 2,550 SF and max 20' clearance

SITE PLAN

8964 OSO AVE



CHATSWORTH, CA



42,000+
POPULATION



~850,000+
**MEDIAN HOME
VALUE**



~\$105,000+
AVG HH INCOME

PREMIER LOCATION

Chatsworth is a well-established industrial and residential community located in the northwestern San Fernando Valley. Known for its expansive business parks, reliable infrastructure, and scenic backdrop of the Santa Susana Mountains, Chatsworth offers a strategic location for industrial users. The area benefits from convenient access to the 118 Freeway, Metrolink service, and proximity to key distribution corridors. With a mix of industrial, commercial, and residential developments, Chatsworth continues to attract both businesses and residents seeking space, functionality and connectivity.

VICINITY MAP



8964 Oso Ave, Chatsworth CA



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SENIOR MANAGING
DIRECTOR
(818) 222-0404
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COMMERCIAL
ASSOCIATE
(818) 222-0404
JESSICA@RJFEDER.COM
DRE# 01898574



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