



Address: 9600 Lurline Ave, Chatsworth, CA 91311

Cross Streets: Lurline Ave/Plummer St

Price Reduced, Seller Motivated
Highly Desirable Warehouse/Distribution Facility
5 Dock-High & 2 Ground Level Loading Doors
Secured Fenced Side / Roof-Top Solar

Sale Price:	\$12,500,000.00	Sprinklered:	No	Office SF / #:	5,000 SF / 15
Sale Price/SF:	\$295.42	Clear Height:	16'	Restrooms:	3
Available SF:	42,312 SF	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Prop Lot Size:	1.52 Ac / 66,312 SF	DH Doors/Dim:	5	Finished Ofc Mezz:	0 SF
Taxes:	\$69,407 / 2025	A: 800 V: 120/208 O: W:		Include In Available:	No
Yard:	Fenced	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Zoning:	MR2	Const Status/Year Blt:	Existing / 1973	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces:	84 / Ratio: 2.0:1	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Distribution	Market/Submarket:	West SFV
				APN#:	2748-040-027

Listing Company: Delphi Business Properties, Inc.

Agents: [David Hoffberg, SIOR 818-933-7117](#)

Listing #: 43484170

Listing Date: 10/06/2025

FTCF: CBO00N000S000

Notes: Call broker for commission information. All information contained herein is estimated & must be verified by buyer. Call broker regarding seller contingency to consummate a sale.

