



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

PEAK
COMMERCIAL

PRIME INDUSTRIAL OFFERING | 17,420 SQUARE FEET

FOR SALE OR LEASE



INDUSTRIAL

8964 OSO AVENUE
CHATSWORTH, CA 91311

SALES PRICE

\$4,695,000
(\$269.51/SF)

LEASE RATE

\$1.29

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



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**RON FEDER**

SENIOR MANAGING

DIRECTOR

(818) 222-0404

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KENRICK**

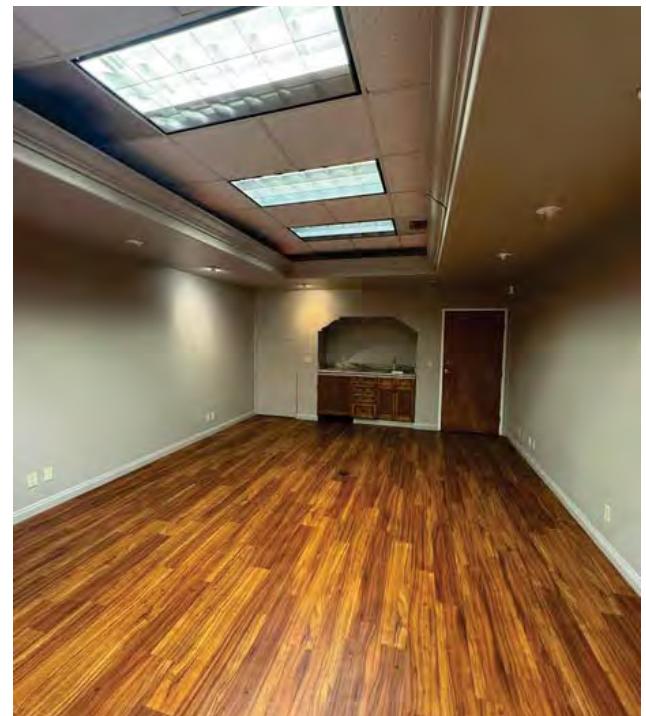
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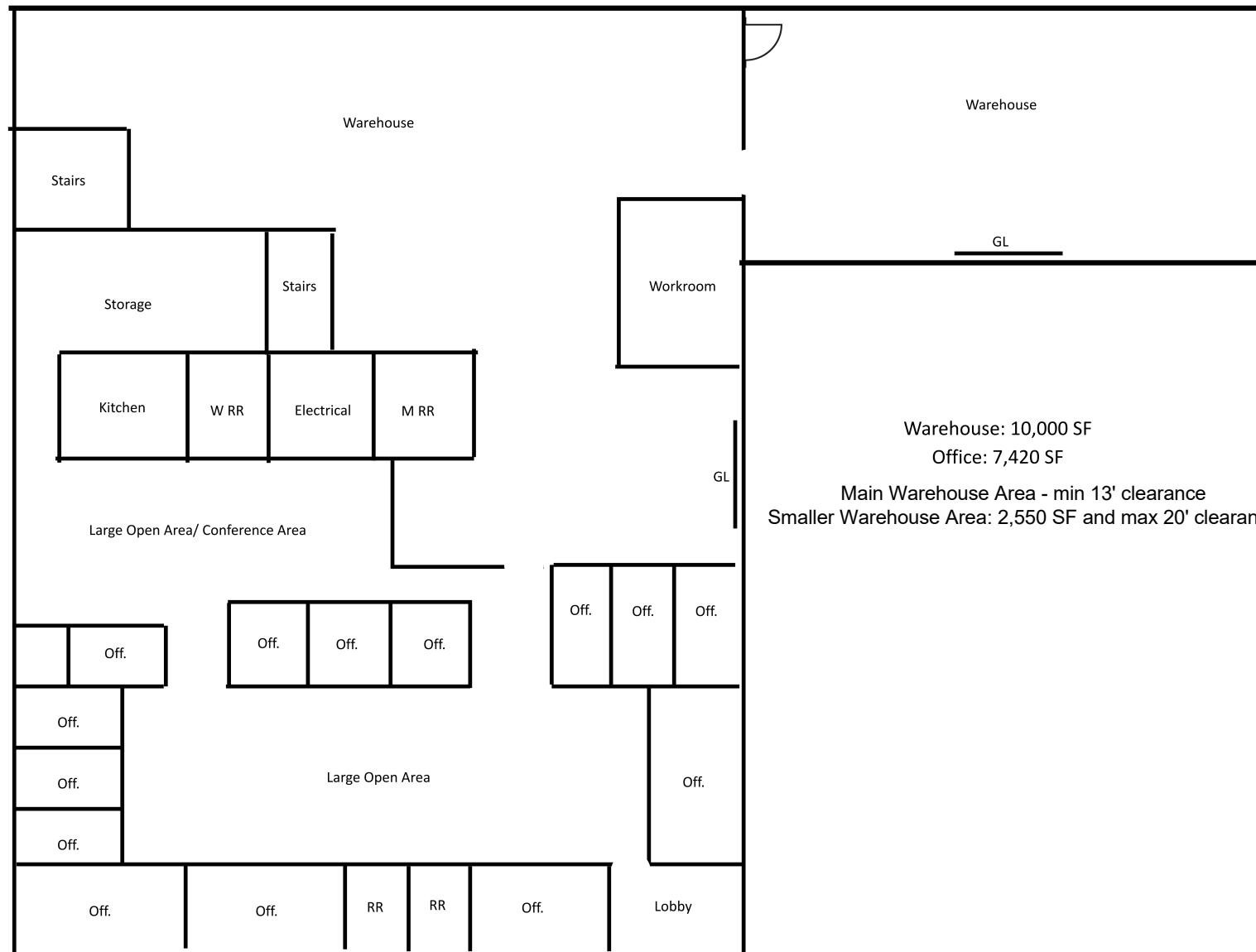
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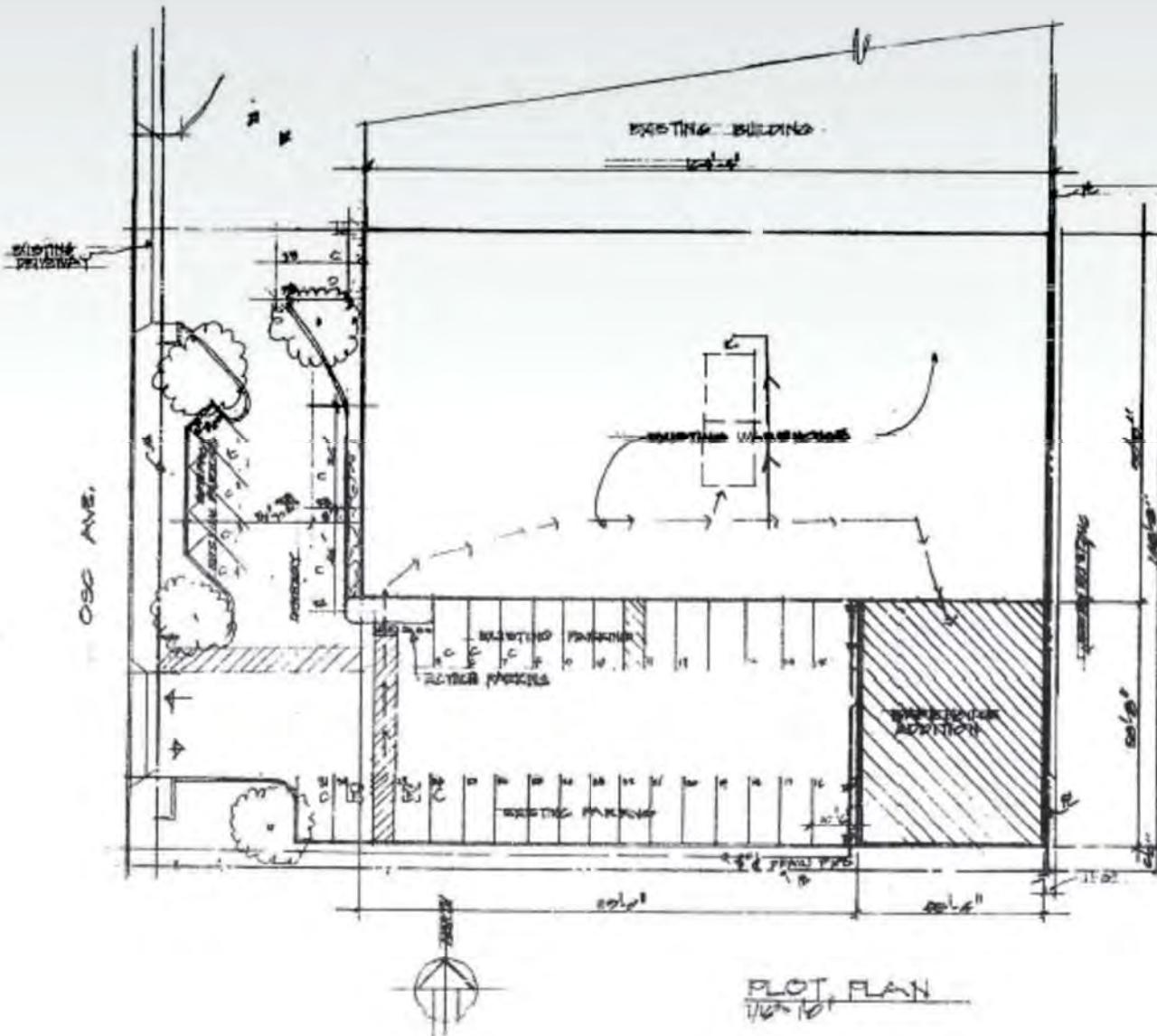
FLOOR PLAN

8964 OSO AVE



SITE PLAN

8964 OSO AVE



CHATSWORTH, CA



42,000+
POPULATION

~850,000+
MEDIAN HOME
VALUE

~\$105,000+
AVG HH INCOME



8964 OSO AVE

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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