



**COMPLETE  
TRANSFORMATION  
UNDERWAY**



**FULL  
REPOSITIONING  
NEARLY COMPLETE**



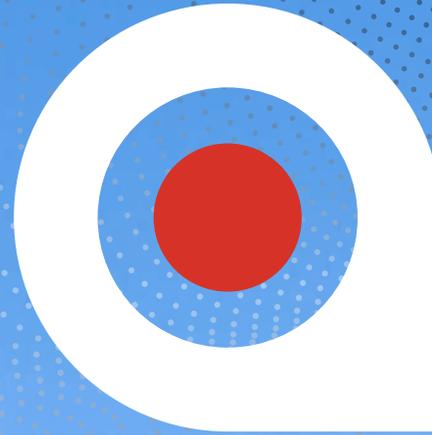
**BEAUTIFUL  
OFFICE  
FINISHES**



**LEASE RATE:  
\$1.39 NNN**



**SALE RATE:  
\$350 PSF**



**21551  
PRAIRIE  
STREET**

**CHATSWORTH, CA**

**FOR SALE  
AND LEASE**

**PROCURING BROKER WILL RECEIVE A 4% COMMISSION  
ON A MINIMUM 5-YEAR TERM WITH A FULLY EXECUTED  
LEASE BY MARCH 31, 2025**

**CBRE**

# COMPLETE TRANSFORMATION UNDERWAY

## PROJECT HIGHLIGHTS

- › Convenient access to multiple major freeways including SR-118 US-101, I-405, I-5, I-210 and SR-23.
- › Proximity to a fast-growing population of over 3.2 million people within 20 miles of the property.
- › Accessible to major transportation centers: LAX, Hollywood Burbank Airport, and the Port of Long Beach.
- › Employers will benefit from the site's proximity to the San Fernando Valley's abundant labor base and both high-end and affordable neighborhoods.
- › Newly renovated interior improvements, including new spec office, kitchen, lunch room, conference room and training room.

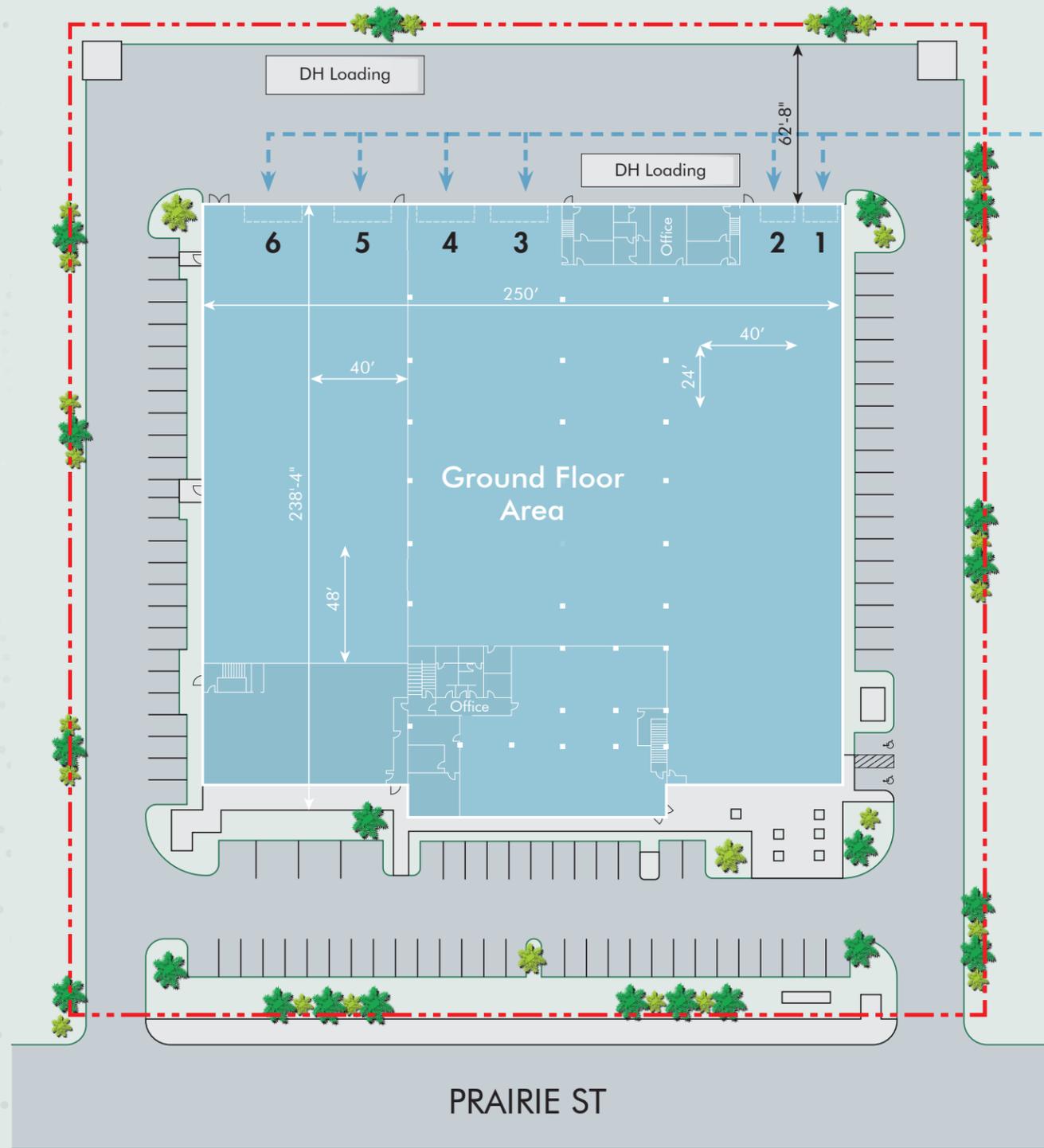


ADDRESS	21551 Prairie Street, Chatsworth (Los Angeles), CA 91311
INDUSTRIAL SUBMARKET	San Fernando Valley
SQUARE FOOTAGE	70,980 SF
ACREAGE	3.11 Acres (135,403 SF)
OFFICE SQUARE FOOTAGE	Approximately 20,669 SF (includes Kitchen, Lunch Room, Conference Room and Training Room)
YEAR BUILT	1990   1998
CLEAR HEIGHT	28'
GRADE LEVEL DOORS	6 Doors
DOCK HIGH POSITIONS	2 Positions via Dock Wells
ROOF	GLU LAM
SPRINKLERS	Yes
ELECTRICAL	A: 800 V: 277/480 O: 3 W: 4
HVAC	Office Only
PARKING	Approximately 97
LEASE RATE	\$1.39 NNN
SALE RATE	\$350 PSF
OPERATING EXPENSES	Landscape/R&M/Utilities: \$0.057/SF* *(sans security and electricity) Taxes: \$0.26/SF Management Fee: \$0.035/SF Insurance: \$0.068/SF

BUILDING IS SURROUNDED BY WROUGHT IRON FENCING



# GROUND FLOOR LEVEL DIMENSIONS

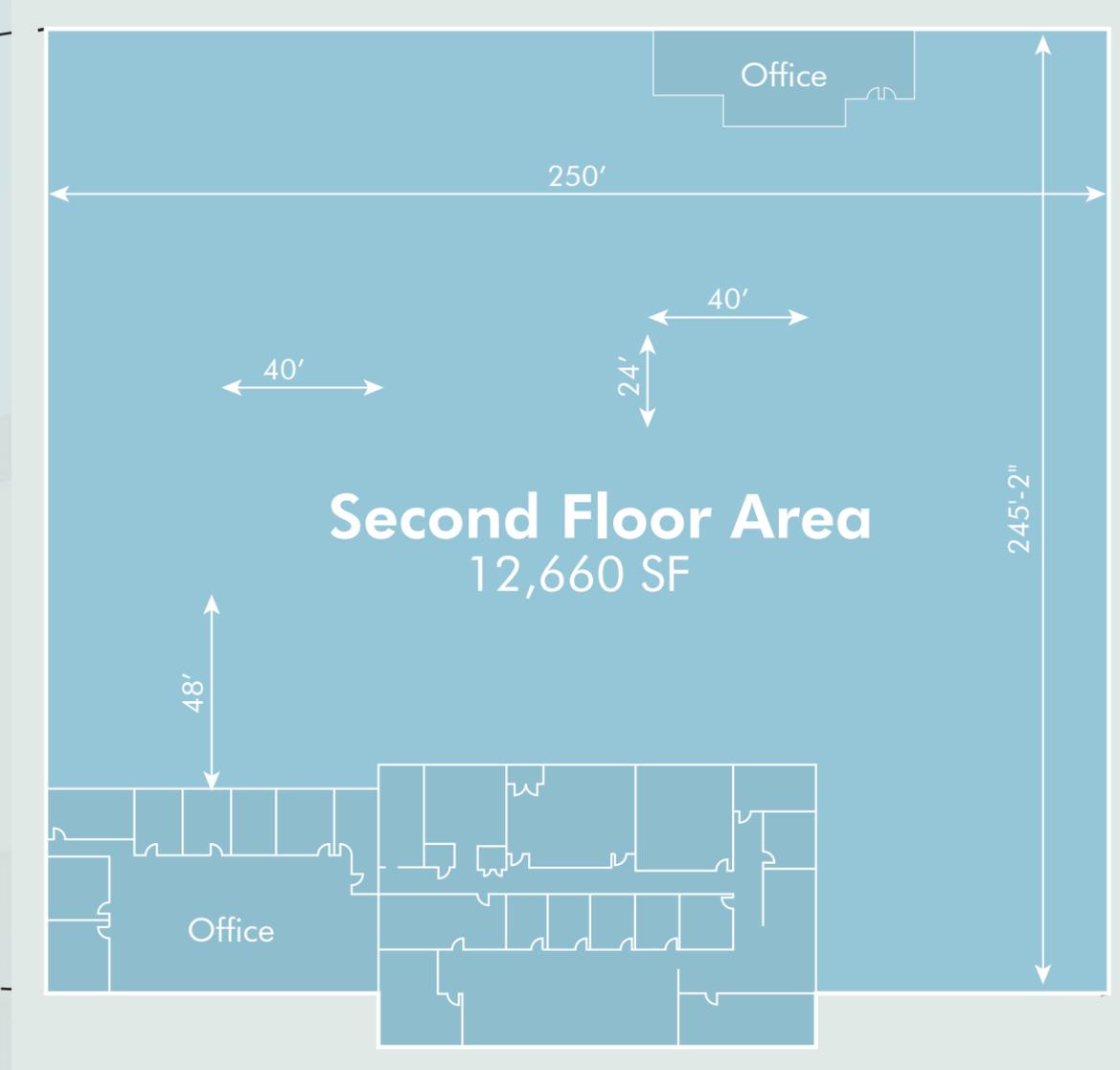
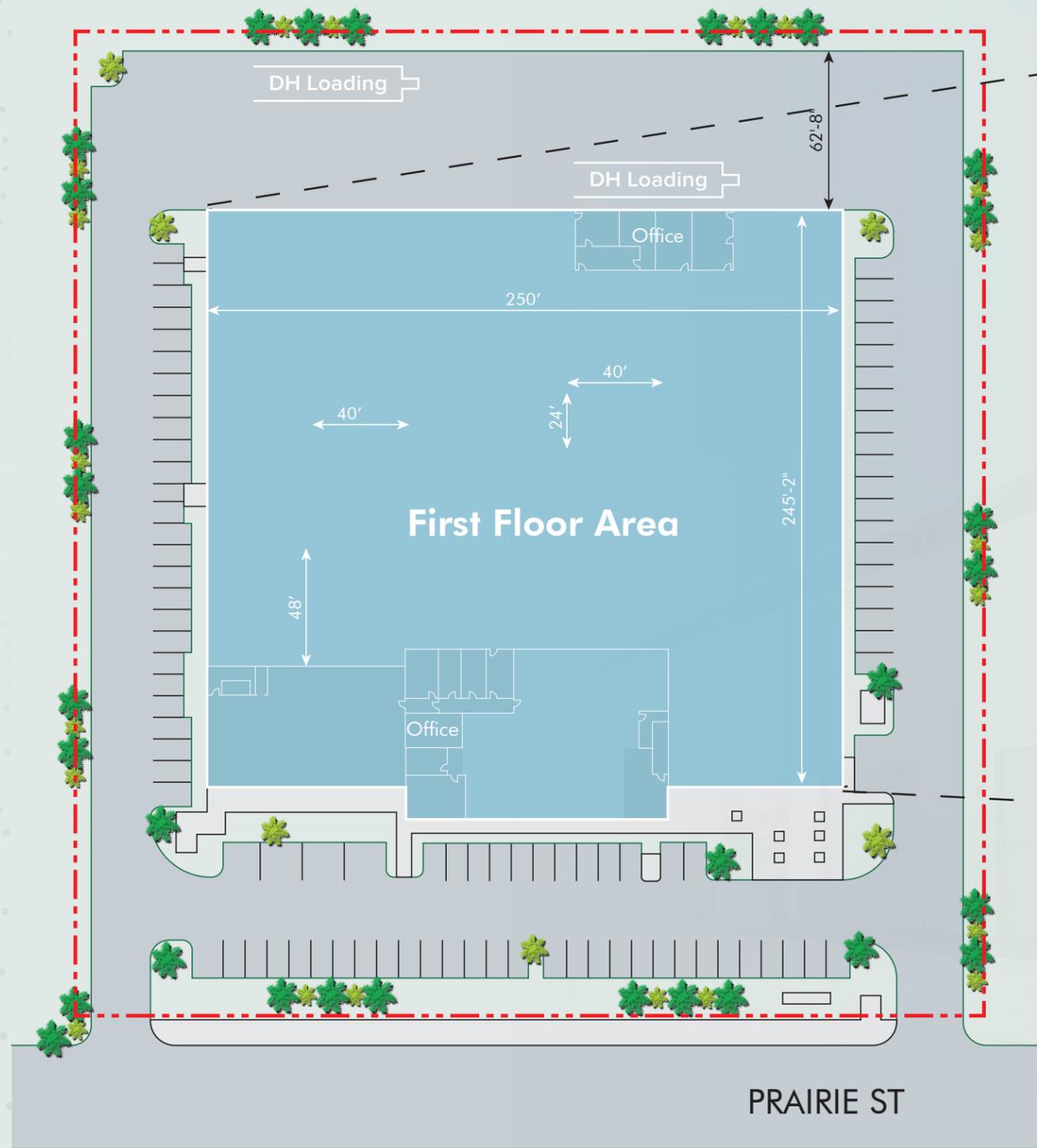


## DOOR DIMENSIONS

- Door One (1)**  
14' 1/4" x 14' 5/8"
- Door Two (2)**  
14' 1/4" x 14' 1/2"
- Door Three (3)**  
21' 2/5" x 13' 8.5"
- Door Four (4)**  
21'2.5" x 13' 8"
- Door Five (5)**  
22" x 14'
- Door Six (6)**  
22" x 14'



# COMPLETE TRANSFORMATION UNDERWAY



## SITE PLAN

1st Level Office	8,009 SF
2nd Level Office	12,660 SF
Warehouse	50,311 SF
<b>TOTAL</b>	<b>70,980 SF</b>

# CHATSWORTH LIFESTYLE

CHATSWORTH (CITY OF LOS ANGELES) IS A CITY WITH A THRIVING COMMUNITY, PLENTY OF LOCAL AMENITIES, TOP-RATED SCHOOLS, AND EASY ACCESSIBILITY. PERFECTLY POSITIONED WITH ACCESS TO MAJOR TRANSPORTATION NETWORKS, THE CITY ENJOYS A THRIVING MARKET FOR BUSINESS EXPANSION.

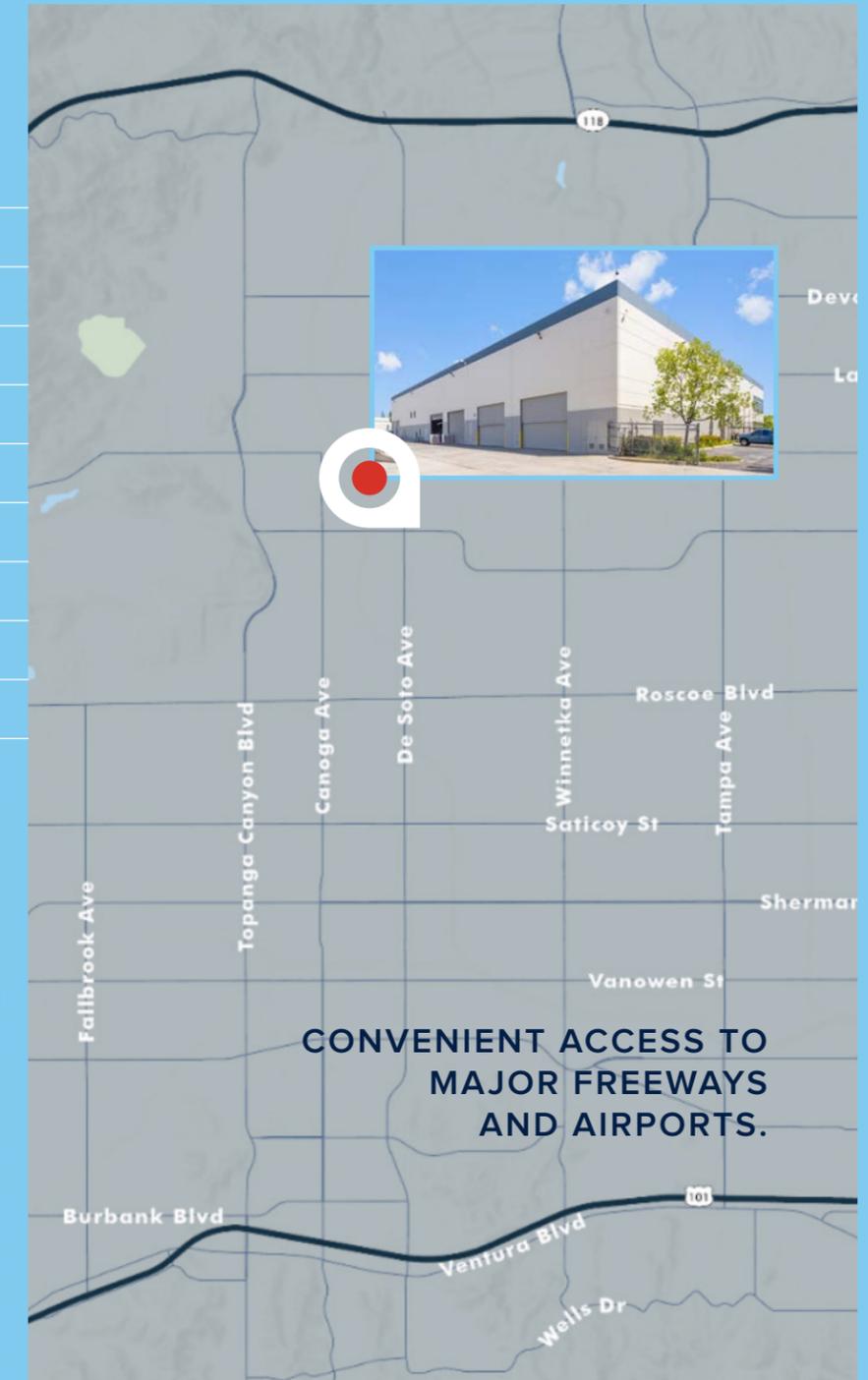
- **NEARBY SHOPPING:** Convenient access to Northridge Fashion Center and Westfield Topanga & The Village.
- **HEALTH FACILITIES:** Near several hospitals including Northridge Hospital Medical Center.
- **PUBLIC TRANSPORTATION:** Easy access to Metrolink Chatsworth Station and several bus routes.
- **DINING OPTIONS:** Variety of restaurants offering diverse cuisine.
- **EDUCATIONAL INSTITUTIONS:** Close to several schools and colleges, including California State University, Northridge

## CALIFORNIA STATE UNIVERSITY NORTHRIDGE BY THE NUMBERS

- **APPROXIMATELY** 35,000 students
- **CSUN IS RANKED THE NO. 12** public university in the nation according to Wall Street Journal/College Pulse 2024
- **CSUN HAS BEEN RECOGNIZED** as having some of the best film and music schools in the world



<b>COMMUTER RAIL (AMTRACK &amp; METROLINK)</b>	4 mins	1.3 miles
<b>SR-118</b>	8 mins	3.1 miles
<b>US-101</b>	13 mins	5.3 miles
<b>I-405</b>	19 mins	7.8 miles
<b>I-5</b>	21 mins	12.1 miles
<b>SR-23</b>	31 mins	20.5 miles
<b>HOLLYWOOD BURBANK AIRPORT</b>	22 mins	19.6 miles
<b>LOS ANGELES INTERNATIONAL AIRPORT</b>	35 mins	31.8 miles
<b>PORT OF HUENEME</b>	55 mins	45.0 miles
<b>PORT OF LA/LONG BEACH</b>	50 mins	50.3 miles



# PHOTO GALLERY

21551 PRAIRIE STREET

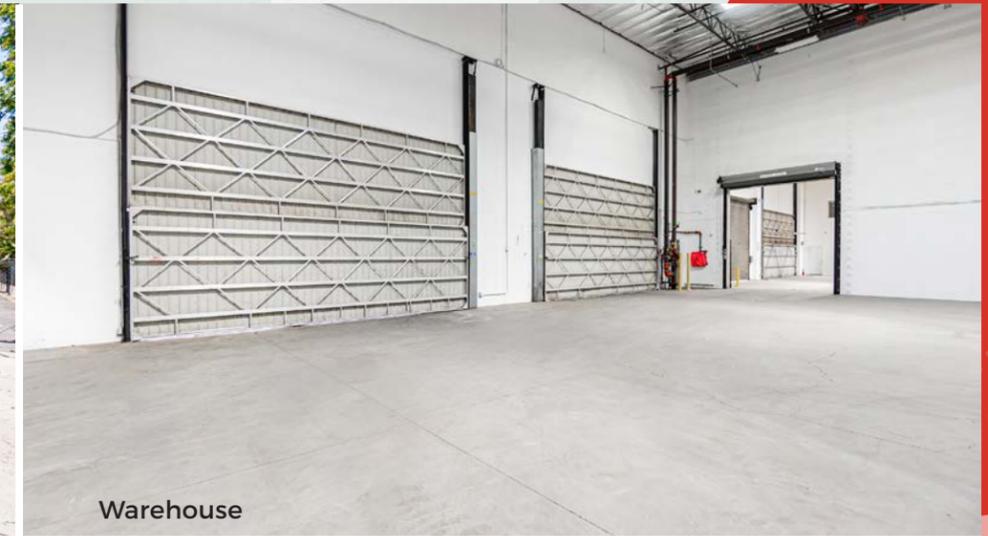
CHATSWORTH, CA



Aerial



Rear Aerial



Warehouse

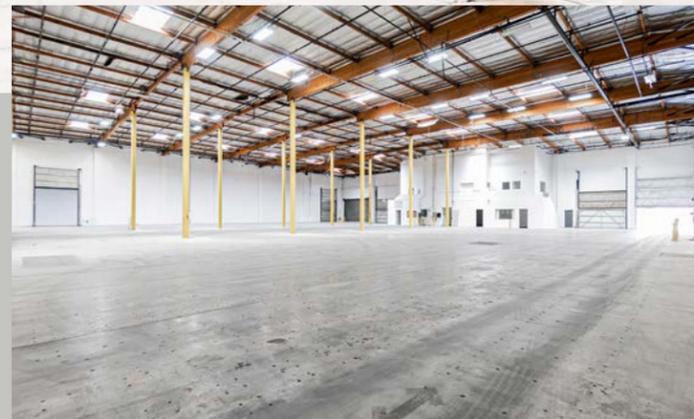


Rear Yard



Side Yard with Parking

# CORPORATE NEIGHBORS



21551 PRAIRIE STREET IS SITUATED AT THE HEART OF A THRIVING BUSINESS COMMUNITY, HOUSING SEVERAL INDUSTRY FRONT-RUNNERS. BEING A TOP-NOTCH LOCATION FOR BUSINESSES, CHATSWORTH (CITY OF LOS ANGELES) HAS SUCCESSFULLY DRAWN MAJOR EMPLOYERS TO THE AREA, INDICATING THE NUMEROUS BENEFITS OF OPERATING A BUSINESS IN THE CITY.

1	Natrol International
2	Comet Electric
3	Whole Body Research
4	Flame Enterprises
5	Branam Enterprises Custom Rigging
6	LA Metro
7	FLP Tooling
8	Prisha Cosmetics

9	DataDirect Networks
10	Renau Electronic Lab
11	Minilec Service
12	Bey-Berk International
13	Core Recovery Corporation
14	Metal Chem Powder Coating & Plating
15	Bear Black Motors
16	Better Beauty Cosmetics

17	Monocent
18	Global Aerospace Technology
19	Shamrock Production Studios
20	Electric GT
21	Color Design Laboratory
22	Bellami Hair



**FOR SALE  
AND LEASE**



**21551  
PRAIRIE  
STREET** CHATSWORTH, CA

**BENNETT ROBINSON**

Vice Chairman

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**CBRE**

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