

FOR LEASE

23,400 SF

MOTIVATED OWNERSHIP
\$1.35 GROSS



PROPERTY HIGHLIGHTS



20' HIGH CLEARANCE WAREHOUSE



2,000 SF BONUS OFFICE MEZZANINE
(NOT INCLUDED IN SF)



3 GROUND LEVEL LOADING DOORS



STRATEGIC CENTRAL SFV LOCATION



SECURED AND FENCED PREMISES
LARGE REAR YARD - GREAT FOR
EXTRA STORAGE/PARKING



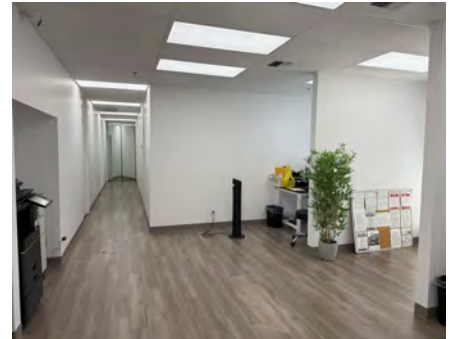
TRANSIT-ACCESSIBLE
W/ BUS STOP AT NORDHOFF/OSO



CLOSE PROXIMITY TO AMENITIES



800 AMPS OF 3 PHASE 120/240 POWER



spectrumcre.com / 818.252.9900

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



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8929

OSO AVENUE

CHATSWORTH, CA



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