



State-of-the-Art Class A Industrial Building
Premier San Fernando Valley Location
Exceptional High Image Facility

LEASE RATE REDUCTION - \$1.69 NNN PSF
\$225,000 TI ALLOWANCE AVAILABLE!

Subject to terms acceptable to Landlord
Call Broker for Details



Play Property Video

79,539 SF AVAILABLE FOR LEASE

BRAND NEW CLASS A WAREHOUSE / DISTRIBUTION FACILITY | COMPLETE & READY FOR OCCUPANCY

19900 Plummer Street | Chatsworth, CA 91311



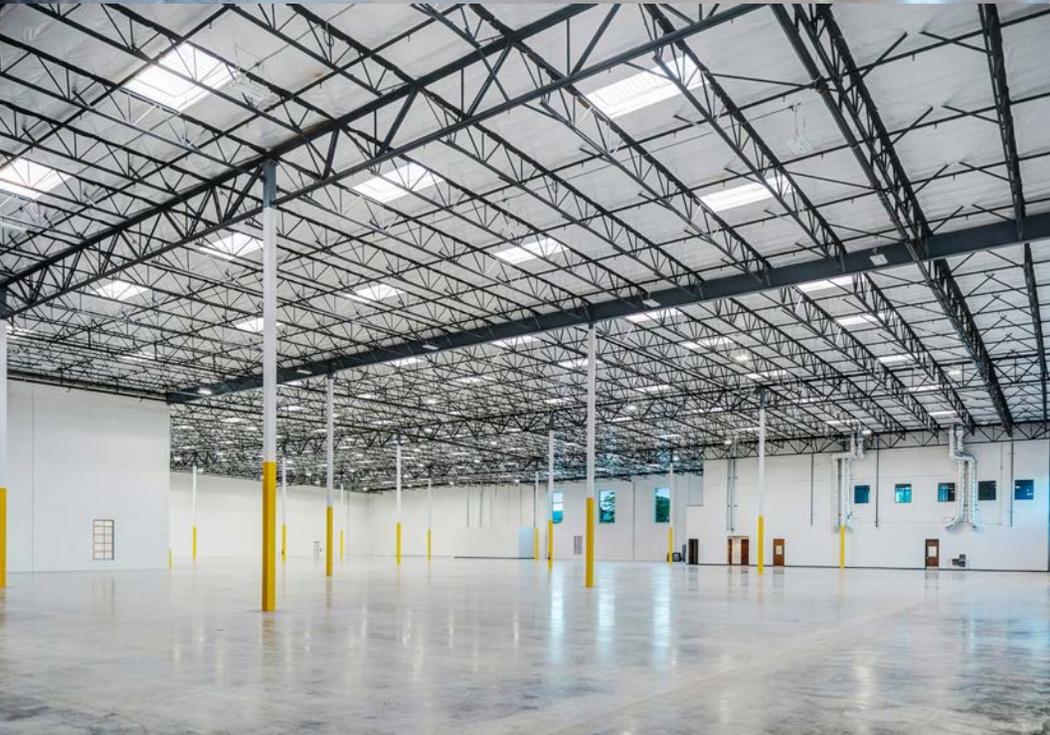
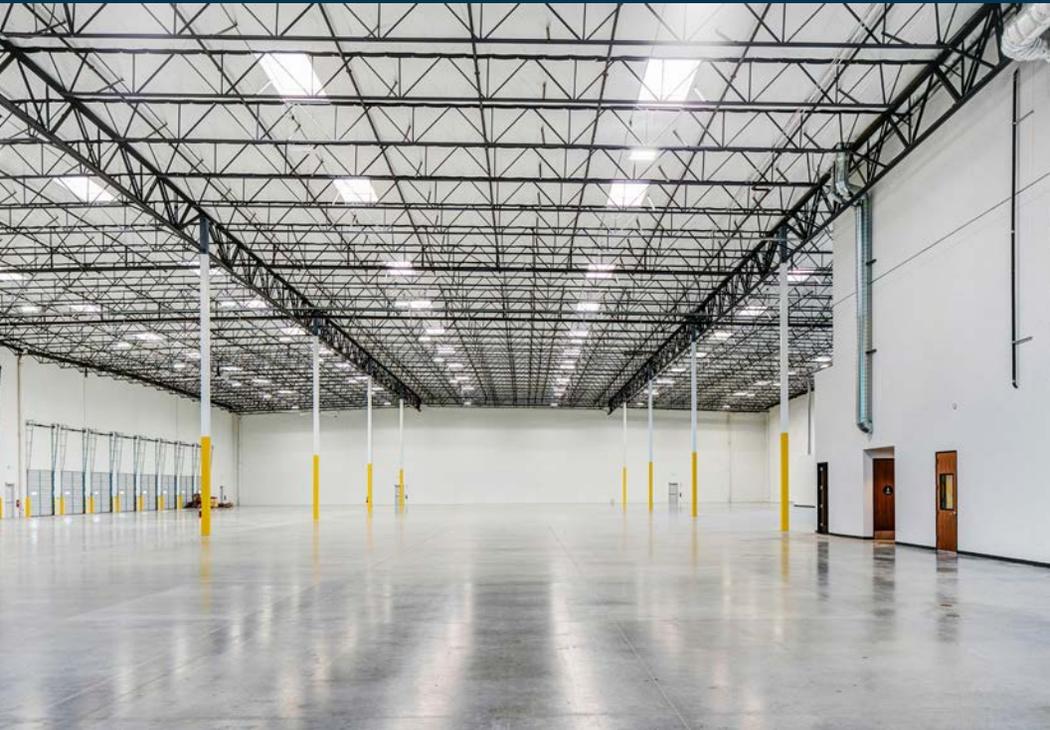
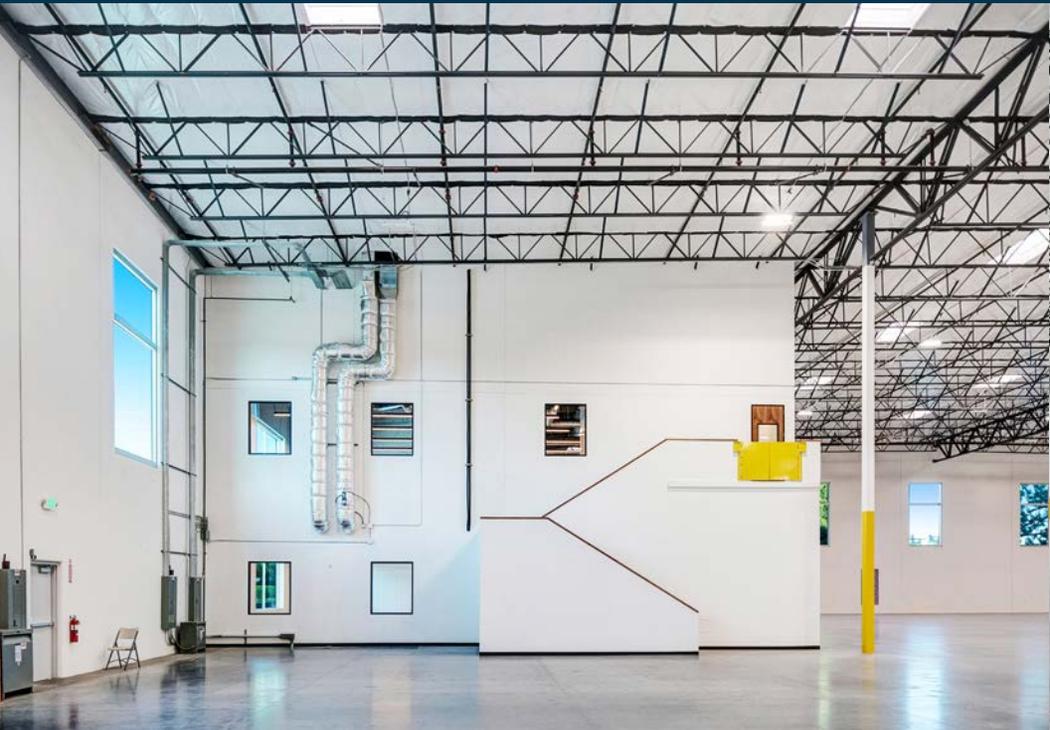
**Rexford
Industrial**

NEWMARK



PROPERTY HIGHLIGHTS

- 79,539 SF on 3.82 Acres (166,223 SF)
- 4,326 SF First Floor and 4,000 SF Second Floor Office Space
- 32-Foot Clear Height
- 8 Dock High Positions
- 1 Ground Level Door
- 60 Parking Stalls
- Up to 3000 Amps, 277/480 Volts capacity
- K25 Sprinklers
- MR2-1, P1 Zoning
- Private, Fenced and Secure Yard
- LEED Gold
- 11 EV Charging Stations
- HVLS Fans
- Touchless Plumbing Fixtures
- LED Motion Sensor Warehouse Lighting
- Drought Tolerant Landscaping
- \$1.69 NNN per square foot
- Ready for Occupancy!



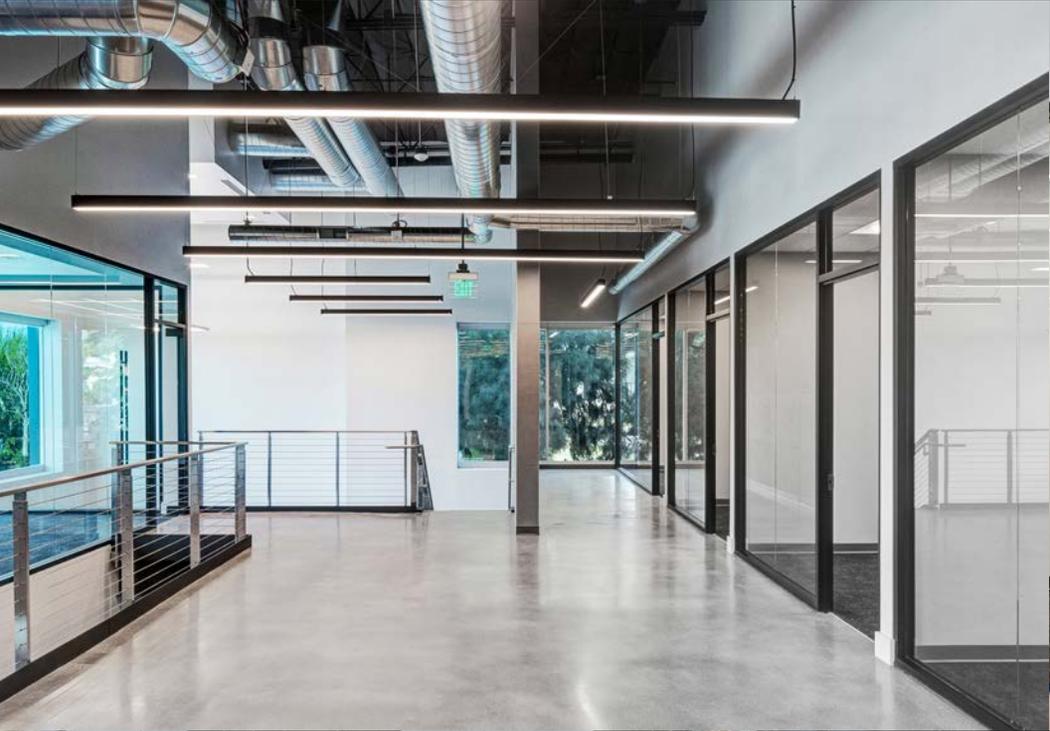
First Floor Office Photos

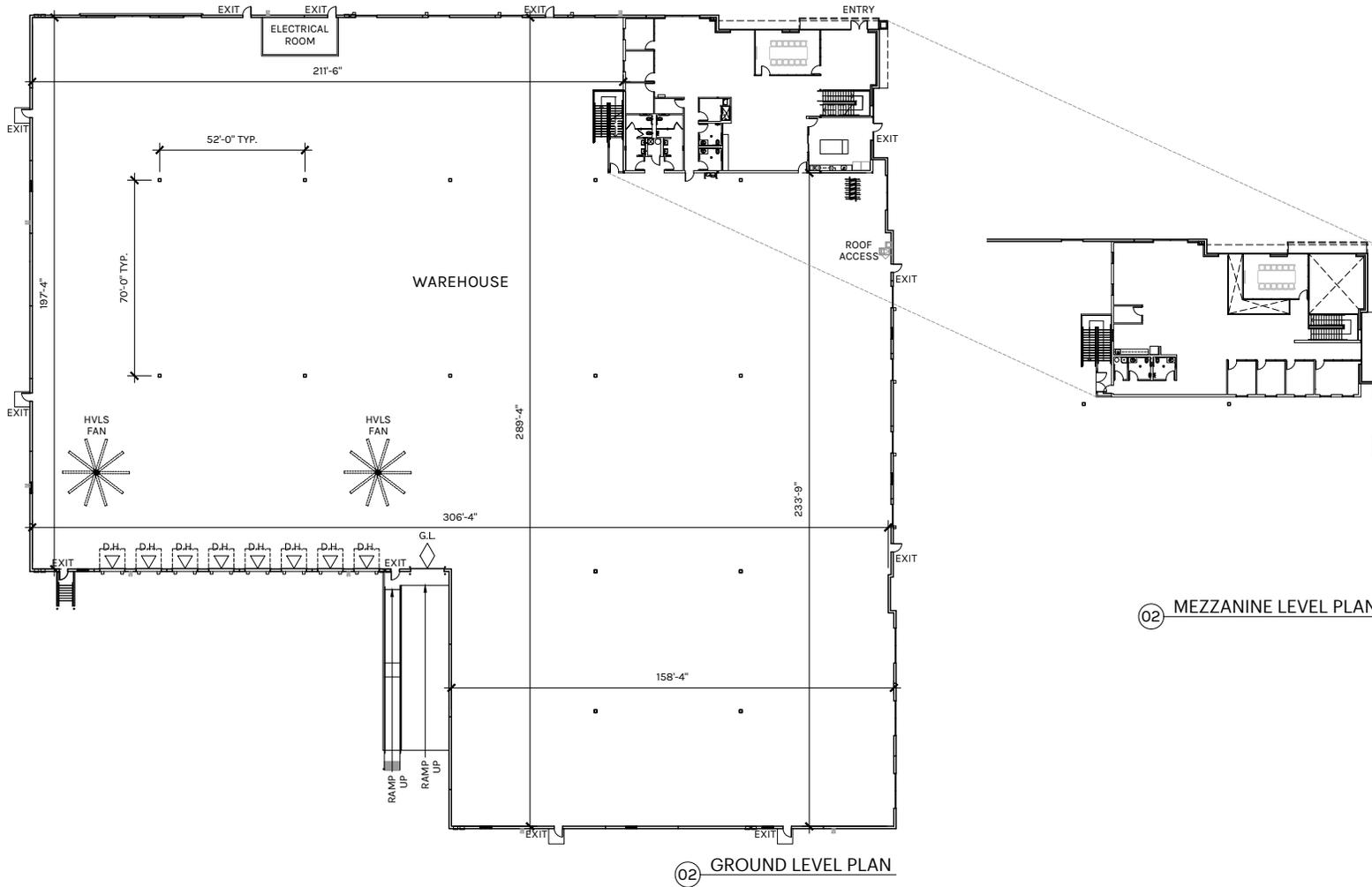
19900 Plummer Street



Second Floor Office Photos

19900 Plummer Street





WAREHOUSE
±71,213 SF

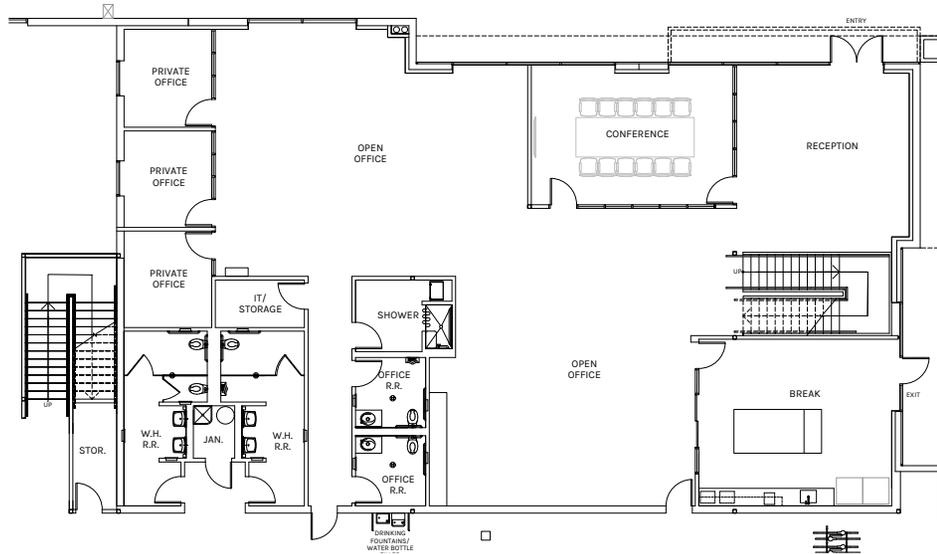
OFFICE
±8,326 SF

TOTAL
±79,539 SF

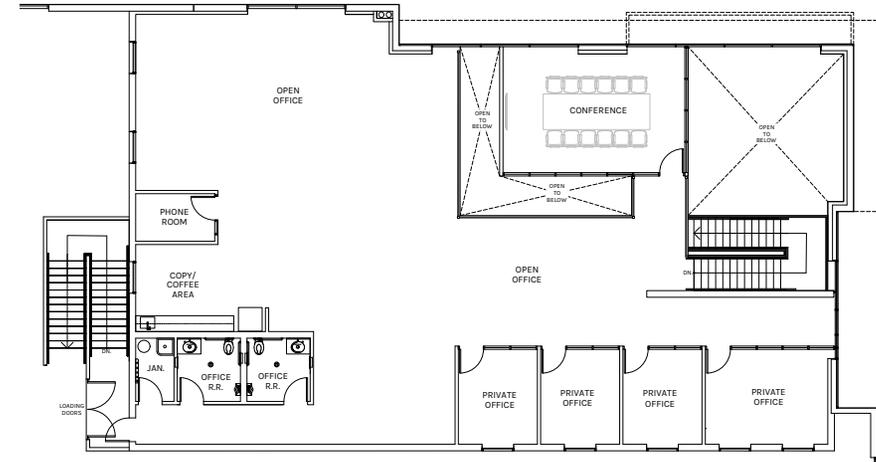
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



First Floor Office Plan



Second Floor Office Plan



FIRST FLOOR

±4,326 SF

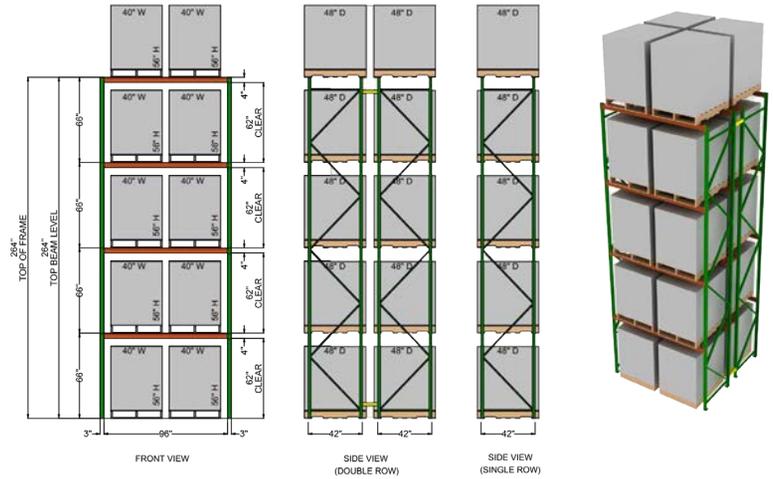
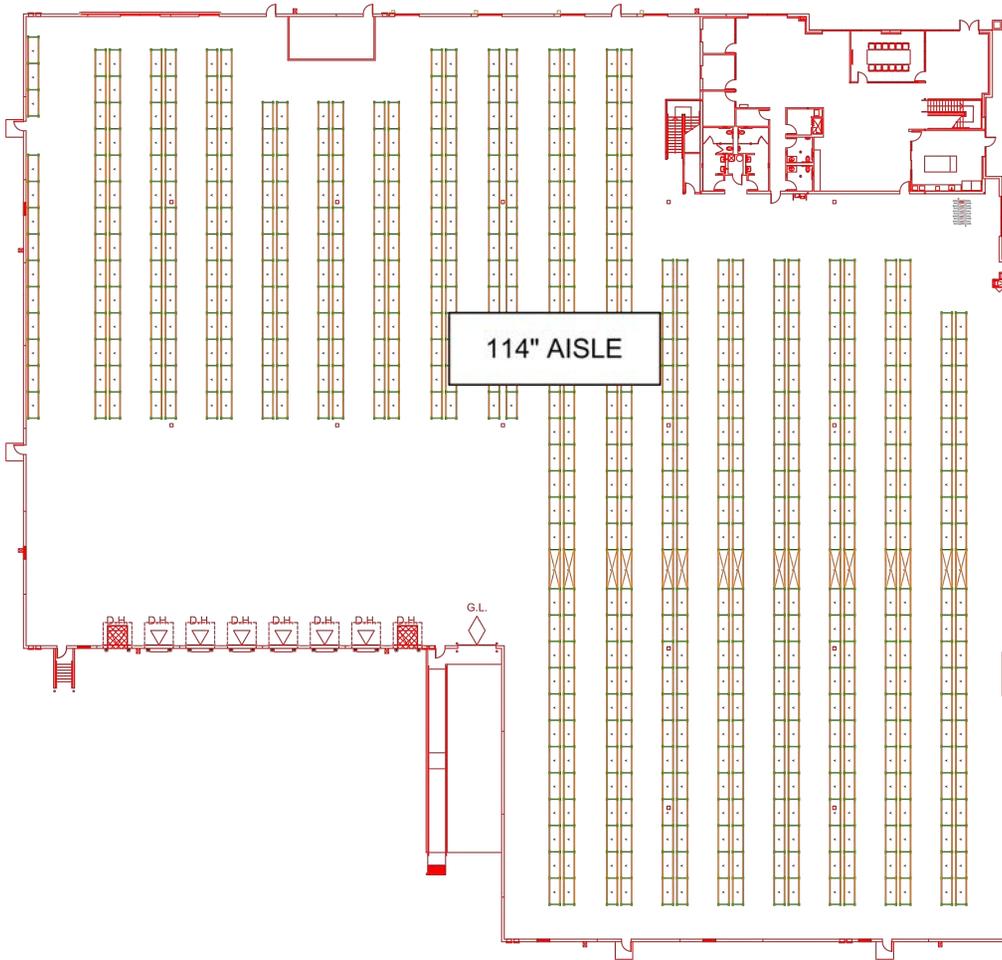
SECOND FLOOR

±4,000 SF

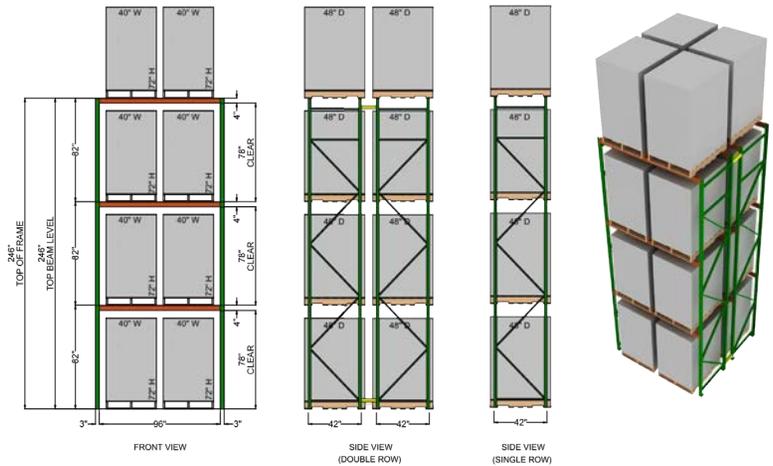
TOTAL OFFICE

±8,326 SF

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TOTAL 56"-60" TALL PALLETS 6,354

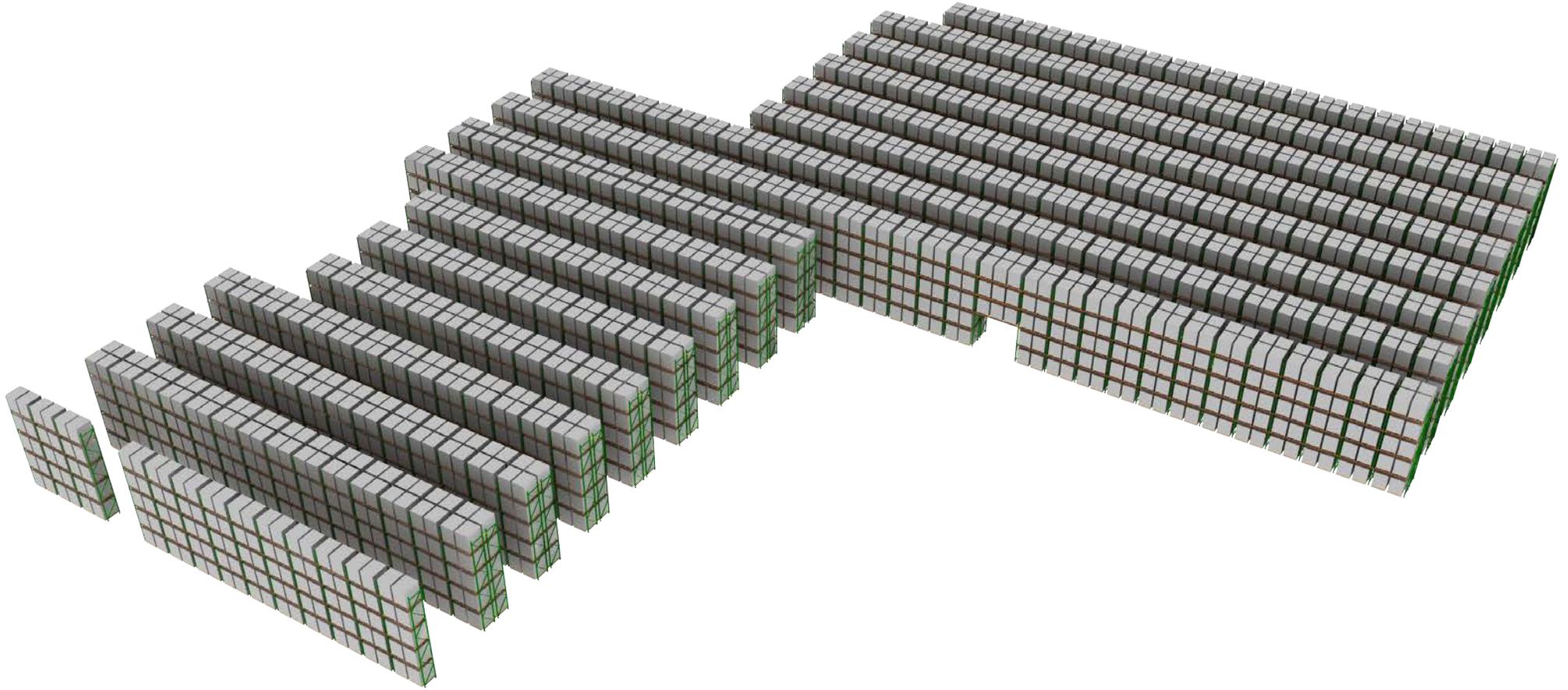


TOTAL 72" TALL PALLETS 5,064

RAYMOND WEST
INTRALOGISTICS SOLUTIONS

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No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



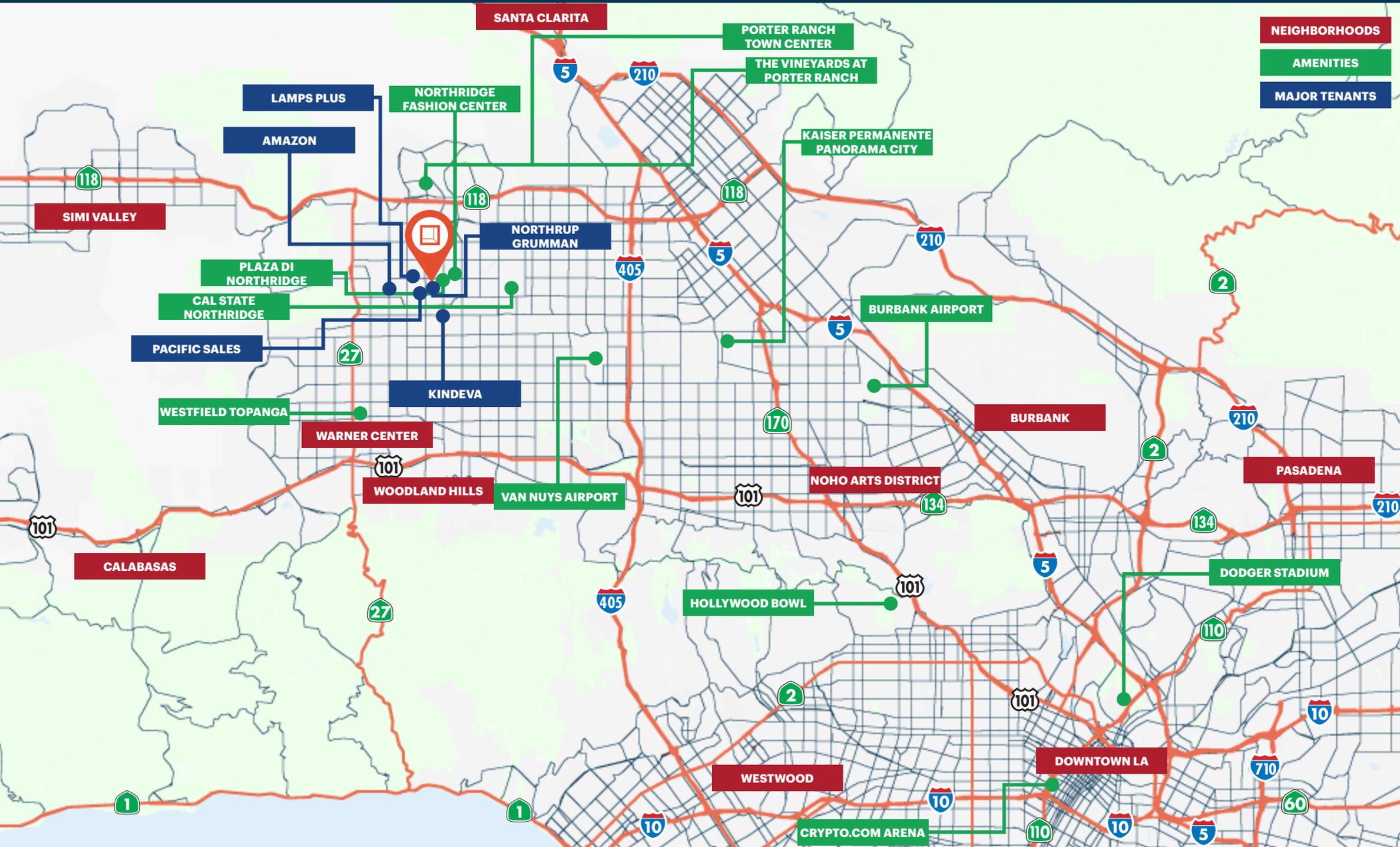
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Property Location

1990 Plummer Street



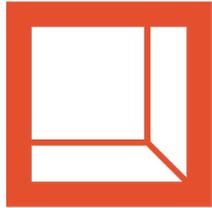
- NEIGHBORHOODS
- AMENITIES
- MAJOR TENANTS

17.5 Miles
To Burbank
Hollywood Airport

32.1 Miles
To Downtown
Los Angeles

48.9 Miles
To Ports of Los
Angeles / Long Beach

SR-118, I-5, US-101
Immediate Access
and Close Proximity



**Rexford
Industrial**

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NEWMARK

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