

FOR LEASE – INDUSTRIAL / FLEX

9811 OWENSMOUTH AVE

Unit 7 · CHATSWORTH, CA, 91311

1,300
SQUARE FEET

\$2,392.00/Mo-All In

Base Rent (\$1.75 PSF) & CAM Charge (\$.09 PSF)



BUILDING SPECS

12' CLEARANCE HT.	10'x10' ROLL-UP DOOR
Two Offices / Entry & Private	1,300 SQUARE FEET
TENANT UTILITIES Electricity, Internet, Phone, Gas & Trash	

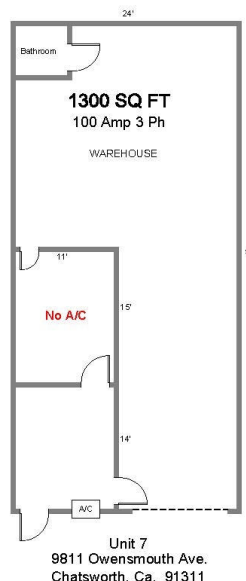
KEY FEATURES

Commercial Type	Multi-Tenant Industrial
Lease Type	Industrial Gross
Minimum Lease Term	1-3 Years
Roll Up Door Access	Front-Loaded
Office SF	330 SF (2x 11'x15')
Power — Three Phase	100 Amps
Office Heating/Cooling	Wall AC (Entry)
Warehouse Heating	Space Heater (Gas)
Warehouse Cooling	1 Evap. Cooler
Parking	Three (3) Reserved
Restroom	One Private
Security Deposit	Based on Financials

OVERVIEW

A clean, move-in-ready industrial unit on Owensmouth Ave with easy loading and delivery access. The unit has a fresh coat of paint, new flooring, kitchenette unit, and has been professionally cleaned throughout. Located near the Chatsworth metro station and close to lots of various amenities, this space is perfect for storage, e-commerce, distribution, and light manufacturing businesses. Water for the property is reimbursed through the Monthly CAM Charge.

***NOTE: No Automotive, Cannabis, Woodworking or Welding businesses allowed**



Unit 7
9811 Owensmouth Ave.
Chatsworth, Ca. 91311



THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE

Prepared By....



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These drawings are provided as an illustration of the available space.
All dimensions are approximate. Prospect is advised to verify physical dimensions.

9811-7.ind Sep 10, 2020

ALL DIMENSIONS APPROXIMATE

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