

INDUSTRIAL FOR LEASE CHATSWORTH, CA



**COLDWELL BANKER
COMMERCIAL**

QUALITY
PROPERTIES

CalDRE License No: 01527289



21122 NORDHOFF STREET, UNIT E

\$1.60 / SF/MO

- Front Unit
- Rear Loading
- In One of the Most Desired Business Park in SFV
- Nice Space for Warehouse
- Light Assembly, Distribution, Marketing Group
- Water & Trash Included in Rent
- Close to 101 and 118 Freeways

Notes: Estimated CAM Fees \$0.05/SF/MO

Lessee to verify power and all information contained on brochure.

Lease Rate / SF / MO:	\$1.60
Lease Type:	Modified Gross
Terms:	Negotiable
Available SF:	Approx. 1,440 SF
Total Building:	Approx. 35,520 SF
Zoning:	MR1
Construction Type:	Tilt Up
Const. Status/Year Built:	Existing / 1973
Heat/Cool:	Heating and AC Ventilation
Clear Height:	16'
Parking Spaces:	3
Specific Use:	Office / Warehouse
# Of Offices:	2
Restrooms:	1
Office Air / Heat:	Yes
Ground Level Doors:	1 / 12' x 12' 100 A / 208 V / 3 Ø / 3 W
Electrical:	(1 x 100 Amp Service Panels)

Cell 818-516-0257 - **Call or Text**

Direct 818-449-5122

Fax: 818-366-4900

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(THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.)

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