



For Lease

# 9333 Oso Ave Chatsworth, CA 91311

30,080 SF Industrial Building

## Colliers

### Greg Geraci

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### David Harding

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## THE FIRM

### Greg Cox

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+1 805 625

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# Building Highlights



Excellent Freestanding Building



20' Clear; Heavy Power: 1200A, 480V



Fenced/Paved Yard; 2.1:1 Parking Ratio



Two Position Dock High & Ground Level Loading



Low NNN Charges - \$0.115 PSF

Available SF	30,080
Monthly Rent	\$54,144
Lease Rate/SF	\$1.80 NNN
Clear Height	20'
DH Doors / Dim	2
GL Doors / Dim	2
Power	1200A, 480V, 3P, 4W
Parking Spaces / Ratio	64 / 2.08:1
Office SF	7,237
Restrooms	4
Yard	Fenced/Paved
Zoning	LA-MR2
Possession	May 1, 2025
To Show	Call Agent



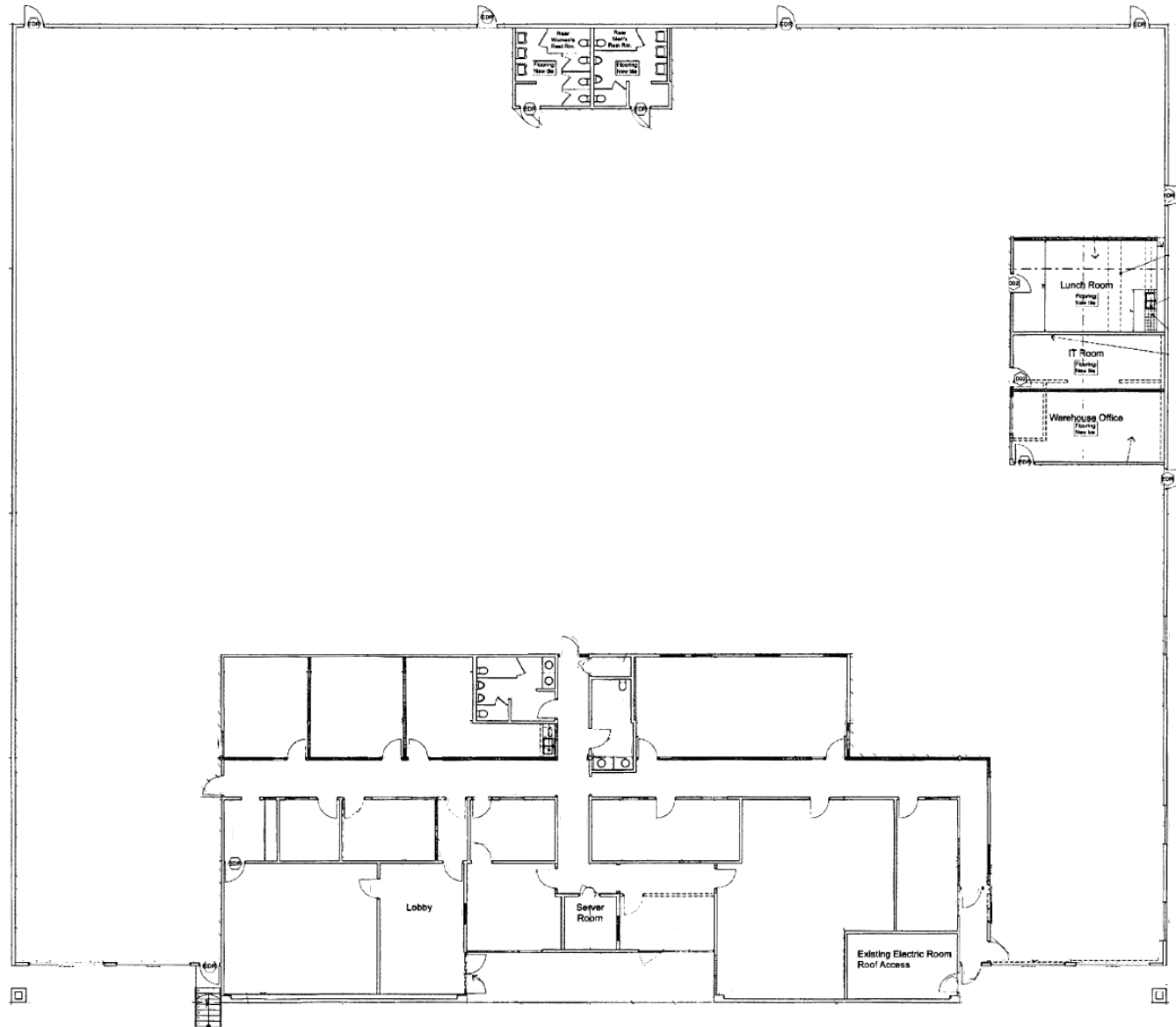
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.



# Photos

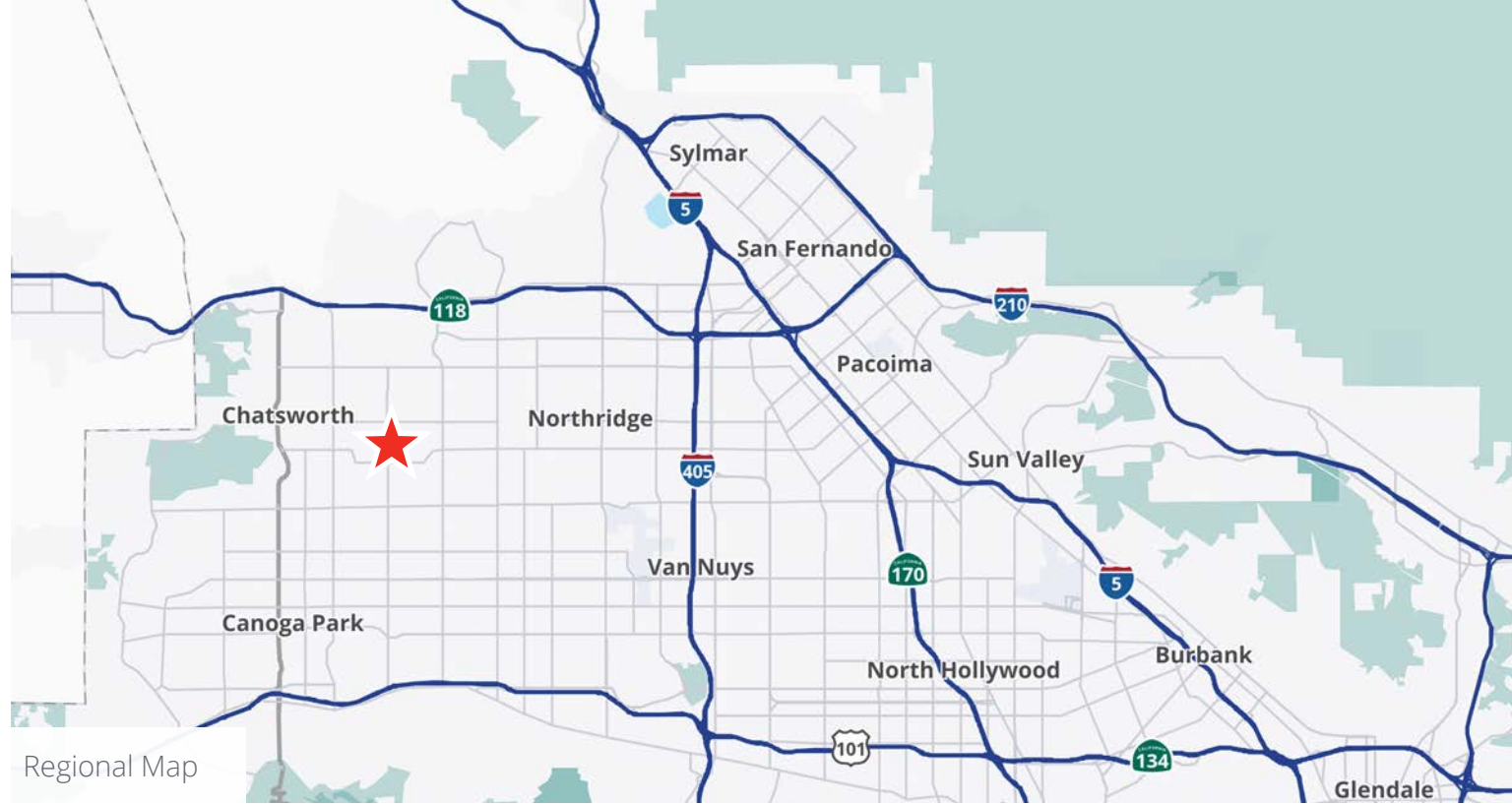


# Layout

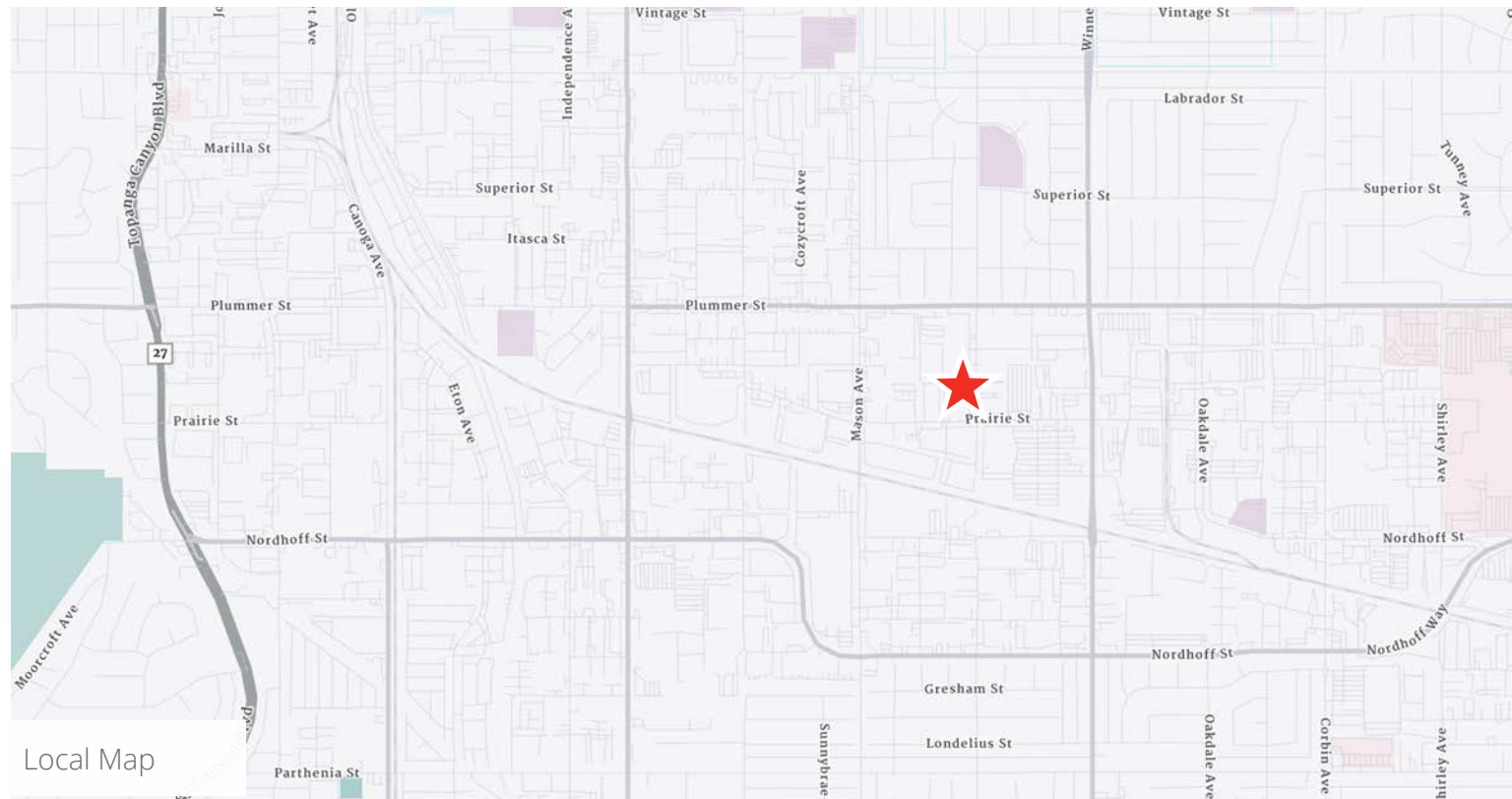




# Maps



Regional Map



Local Map





Accelerating success.

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