

For Sale

48,275 SF Free-Standing Building

Manufacturing/Distribution/Film Production/Flex Office Space



9621 - 9631 Irondale Avenue Chatsworth, CA

- Asking Price: \$275 PSF
- Suitable for Manufacturing/Distribution/Film Production/Flex Office Space
- Two addresses with identical, symmetrical entrances for enhanced visibility and access
- ±9,500 SF Office
- Heavy Power: 2,200 Amps (4 Panels)
- 3 Ground-Level Doors (10'W x 12'H)
- 16' Clear Height
- ±96 Parking Stalls (1.99/1,000 SF)
- Zoning: MR-2



Prime location near the intersection of De Soto Avenue and Plummer Street



Free-standing building with drive around access



Great street front exposure along Irondale Avenue

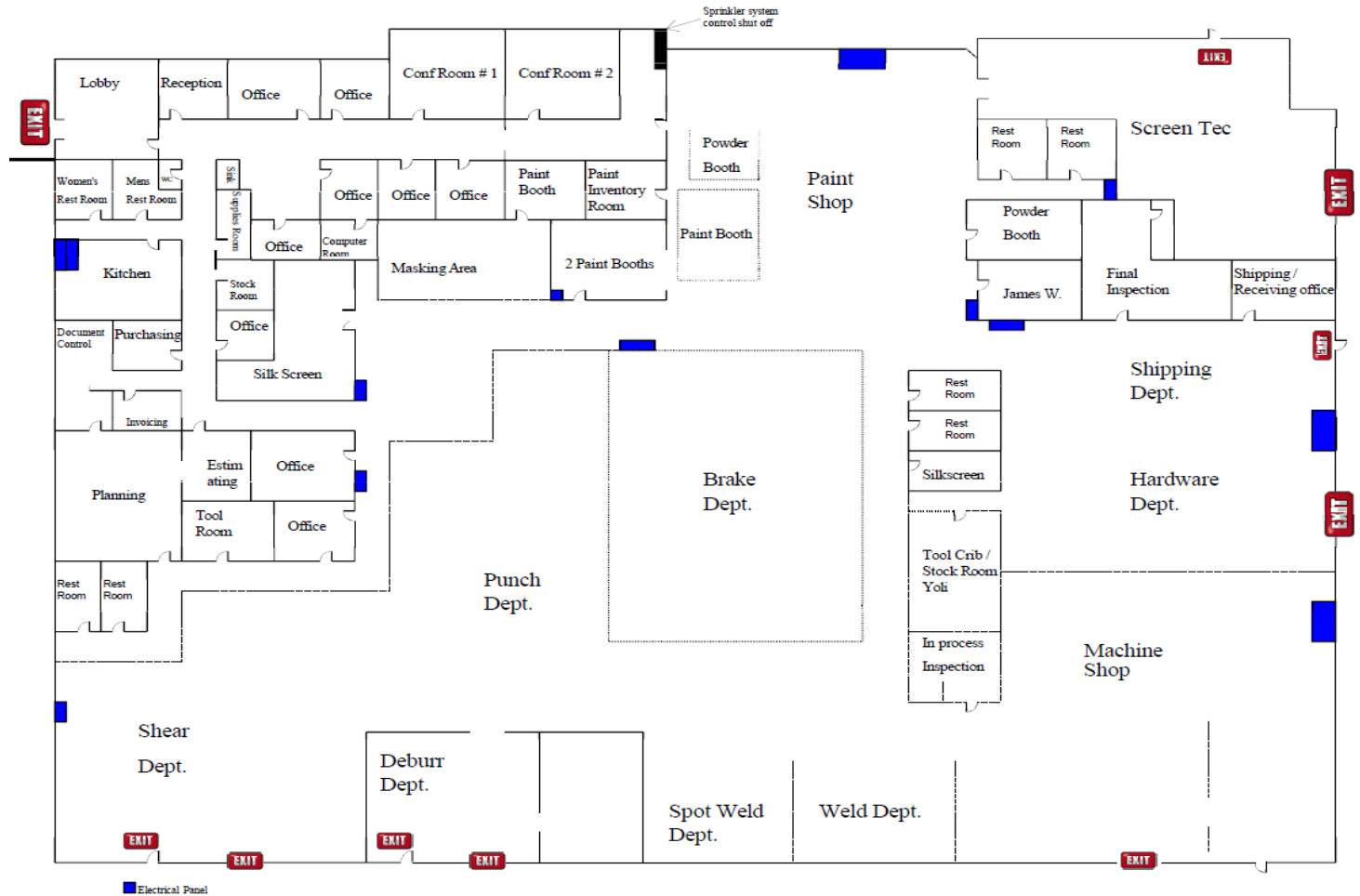
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**AVISON
YOUNG**

Floor Plan



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