

9505-9541 MASON AVE
Chatsworth, CA 91311

50,234-81,573 SQUARE FOOT
Industrial Distribution Building



\$10K Broker Bonus for a Sublease of 2+ Years | \$1.00 NNN

CHATSWORTH INDUSTRIAL BUILDING FOR SUBLLEASE THROUGH MAY 31, 2028

MATT EHRLICH
Executive Vice President
d. 818 421 1661
mehrlich@naicapital.com
CA DRE #01936772

SEAN IEZZA
Associate
d. 805 233 5228
siezza@naicapital.com
CA DRE #02220089

NAI CAPITAL
15821 Ventura Blvd
Suite #320
Encino, CA 91436
818-905-2400

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS



50,234 - 81,573 SF
Industrial Building



113,692
Foot Lot



128 - 2.55/1000
Parking



(5-9) High Security Rollup Doors



(8) Offices, (1) Conference Room, (1) Training Room and (3) Break Rooms Offices



18'
Clearance



(4) Dock High Positions with (2 or 6) Ground level Loading Doors
Dock High



7
Restrooms



Rate \$1.00
NNN \$0.13



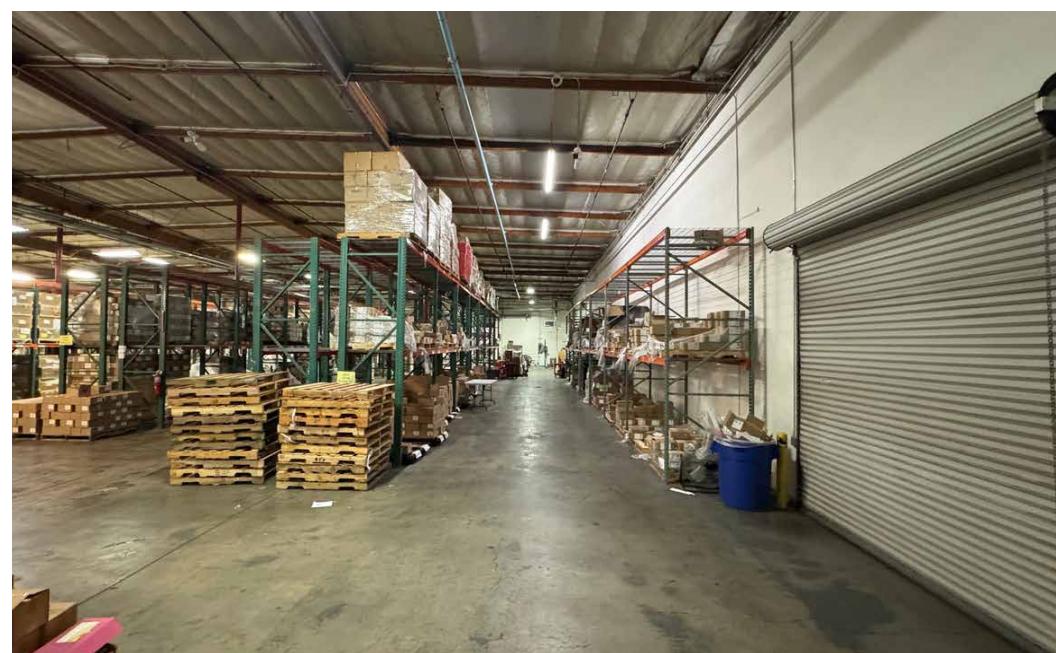
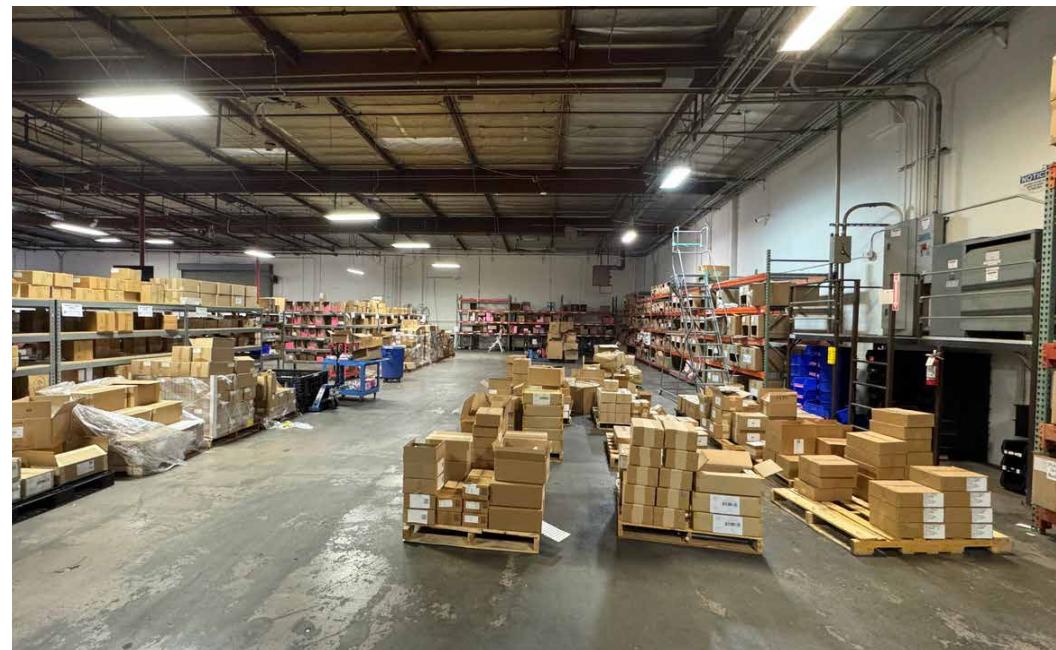
AERIAL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



9505-9541 MASON AVE
Chatsworth, CA 91311

50,234-81,573 SQUARE FOOT
Industrial Distribution Building



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CA BRE Lic. #02130474.

CHATSWORTH INDUSTRIAL BUILDING FOR SUBLLEASE THROUGH MAY 31, 2028

MATT EHRLICH
Executive Vice President
d. 818 421 1661
mehrlich@naicapital.com
CA DRE #01936772

SEAN IEZZA
Associate
d. 805 233 5228
siezza@naicapital.com
CA DRE #02220089

NAI CAPITAL
15821 Ventura Blvd
Suite #320
Encino, CA 91436
818-905-2400

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE