

# 1,270 SF | INDUSTRIAL | CHATSWORTH

**1,270**  
SQUARE FEET

**\$1.65/mo**  
APPROX RENT/SF

**\$2,095/mo**  
BASE RENT

**(818) 717-0200**  
www.tsko-re.com

## PROPERTY ADDRESS

**9705 OWENSMOUTH, UNIT 6  
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **Now**

## DESCRIPTION

Unit Size (approximate): 1,270 square feet Industrial Space

Office(s): One Office (approx 12'x12') with wall A/C

Restroom: One (sink & toilet)

Power: 100-Amp 3-Phase Service

Parking: (2) Spaces

Overhead Door: Ground Level about 10'x10'

Evaporative Cooler in Warehouse

Tenant pays for its own electricity, gas (heating), telephone, internet & trash.

Please no woodworkers, welders, marijuana or automotive use

\* Subject to Credit and Financial Review.

\* Monthly Trash Fee: \$70 (normal office trash; no job site trash)

\* Minimum Term: 1-year

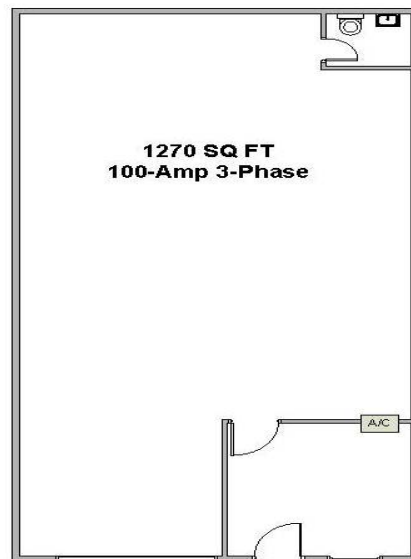
\* Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

## AMENITIES

- 10' x 10' Overhead Door

## RENTAL TERMS

Monthly Base Rent	\$2,095.00
Security Deposit	Based on Financials
Trash Fee (No Jobsite Trash)	\$70.00 per month



**AVAILABLE**  
**INDUSTRIAL WAREHOUSE**  
**818-717-0200**  
**CHRISTINE CABANTING**



SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES  
tscorealestate.com

**FOR LEASING INFORMATION**

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**DRE License 02311000**



**THE SIMPSON COMPANY**  
REAL ESTATE MANAGEMENT AND BROKERAGE  
CORP DRE LICENSE 01264732

