



FEDER & ASSOCIATES  
COMMERCIAL REAL ESTATE



PRIME INDUSTRIAL OFFERING | 17,420 SQUARE FEET

**FOR SALE OR LEASE**

**MAJOR PRICE REDUCTION**



INDUSTRIAL

**8964 OSO AVENUE**  
CHATSORTH, CA 91311

**SALES PRICE**

**LEASE RATE**

**LEASE TYPE**

~~\$4,695,000~~  
~~(\$269.53/SF)~~

~~\$1.29~~

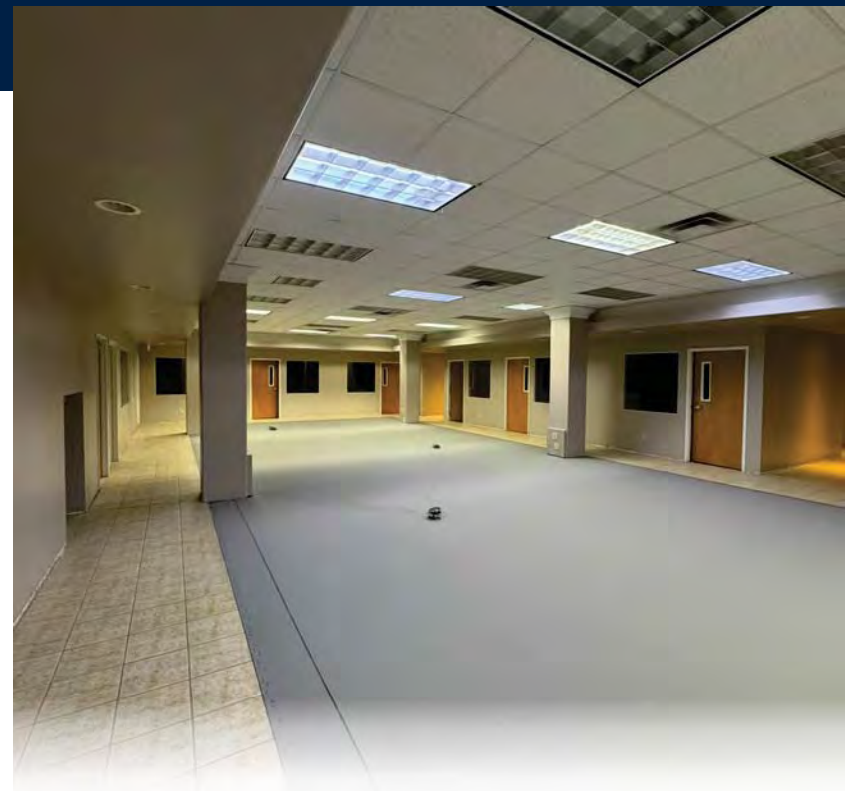
**MG**

**NEW**  
**\$4,250,480**  
**(\$244/SF)**

**NEW**  
**\$0.99**

**PROPERTY FEATURES**

<b>YEAR BUILT</b>	▪ 1967
<b>STORIES</b>	▪ 1
<b>ZONING</b>	▪ MR2-1
<b>LOT SIZE</b>	▪ 32,433 SF
<b>OCCUPANCY</b>	▪ Vacant
<b>PARKING</b>	▪ 33
<b>POWER</b>	▪ 1,200A/240V, 3P
<b>OFFICE SPACE</b>	▪ 6,000 SF
<b>MEZZANINE STORAGE</b>	▪ Free Storage Area



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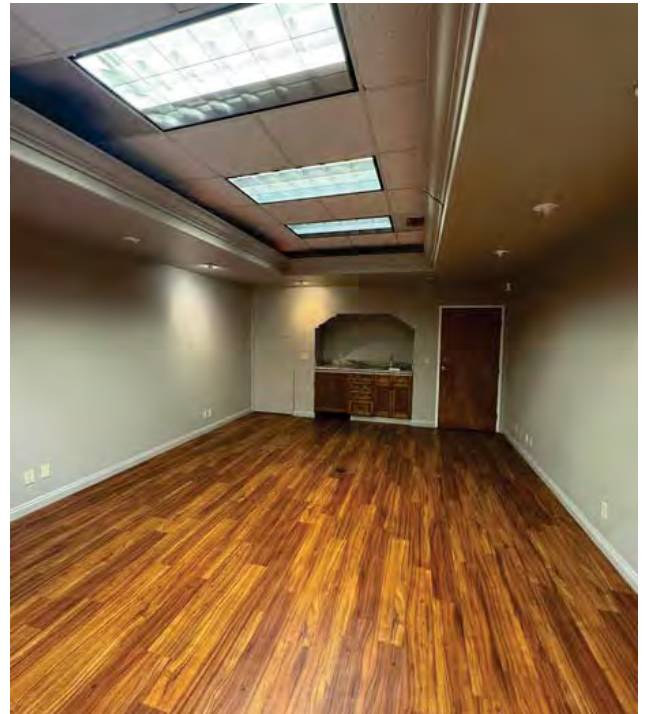


GALLERY





GALLERY



# FLOOR PLAN

8964 OSO AVE



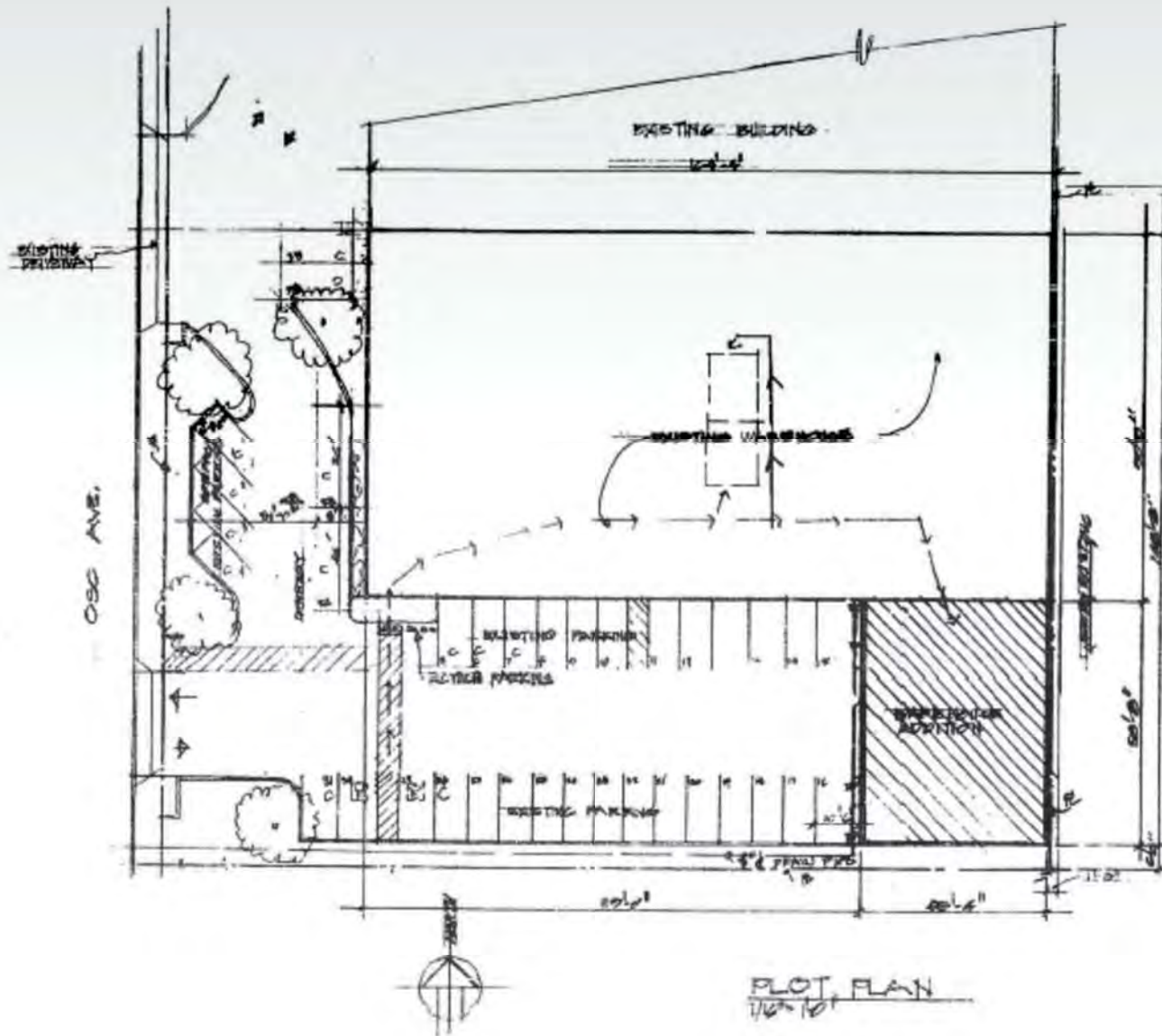
## As-Is

Warehouse: 10,000 SF  
Office: 6,000 SF

Main Warehouse Area - min 13' clearance  
Smaller Warehouse Area: 2,550 SF and max 20' clearance

# SITE PLAN

8964 OSO AVE



# CHATSWORTH, CA



**42,000+**  
**POPULATION**



**~850,000+**  
**MEDIAN HOME  
VALUE**



**~\$105,000+**  
**AVG HH INCOME**

## PREMIER LOCATION

*Chatsworth is a well-established industrial and residential community located in the northwestern San Fernando Valley. Known for its expansive business parks, reliable infrastructure, and scenic backdrop of the Santa Susana Mountains, Chatsworth offers a strategic location for industrial users. The area benefits from convenient access to the 118 Freeway, Metrolink service, and proximity to key distribution corridors. With a mix of industrial, commercial, and residential developments, Chatsworth continues to attract both businesses and residents seeking space, functionality and connectivity.*

# VICINITY MAP



NORTH TO PORTER RANCH, SANTA CLARITA, SIMI VALLEY, NORTH SFV



CAL STATE NORTHRIDGE (CSUN)

**ROSS** DRESS FOR LESS  
**Firestone** COMPLETE AUTO CARE

U.S. Citizenship and Immigration Services

**NORTHRIDGE FASHION CENTER**  
184+ STORES & RESTAURANTS  
macy's JCPenney  
AMC THEATRES curacao

**LAMPS PLUS**  
Applebee's the Habit BURGER GRILL  
STONEFIRE GRILL

ADT  
CA.gov  
SoCalGas  
NORTHROP GRUMMAN

amazon

McDonald's  
Capriotti's  
Starbucks

CRUNCH

**AEROJET ROCKETDYNE**

LOWE'S TOYOTA  
Olive Garden Guitar Center

Total Wine & MORE  
BEST BUY ULTA

target KOHL'S WELLS FARGO

COSTCO WHOLESALE



SOUTH/SW TO WOODLAND HILLS, CANOGA PARK, CALABASAS, THOUSAND OAKS

SOUTH/SOUTHEAST TO CENTRAL LOS ANGELES, VAN NUYS, HOLLYWOOD



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