

# 21325 SUPERIOR ST

100,400 SF FOR SUBLEASE

LOWEST PRICED PROPERTY OF THIS SIZE IN THE MARKET

CHATSWORTH CA 91311





# CHATSWORTH

## BUILDING ADVANTAGES

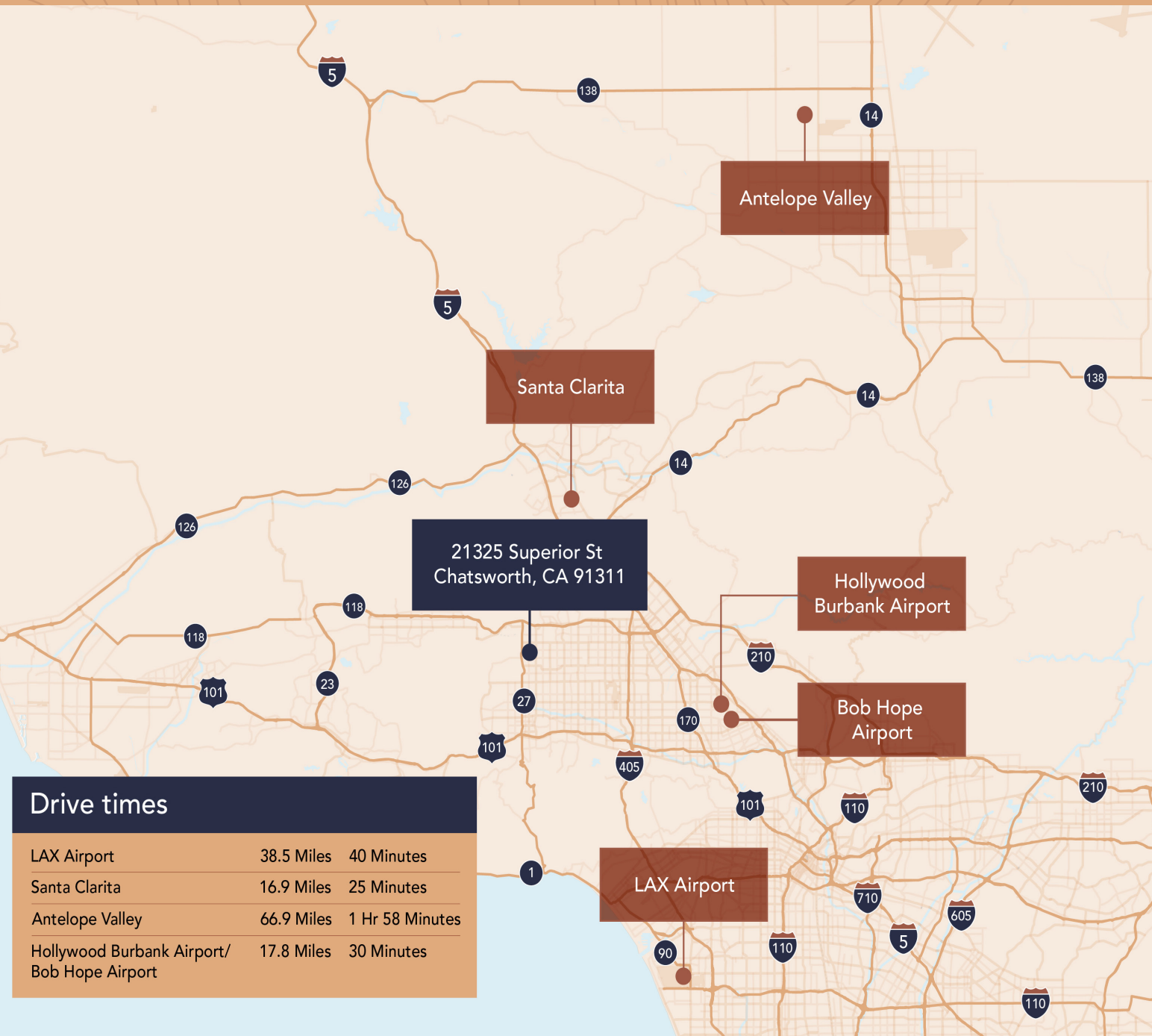
This premier manufacturing facility is ideally positioned in Chatsworth's established industrial corridor, offering exceptional operational flexibility for sophisticated users. The property's substantial square footage accommodates large-scale manufacturing and distribution operations, while its comprehensive office component supports full headquarters functionality. Located in a mature industrial submarket, the facility benefits from Chatsworth's proven manufacturing infrastructure, skilled local workforce, and strategic freeway connectivity throughout Southern California. The building's industrial design and robust construction provide the reliability and operational capacity essential for demanding manufacturing processes, making it an ideal platform for companies seeking a turnkey industrial solution in the competitive San Fernando Valley market.

- SUBLEASE THROUGH 1/31/2031
- WEST SFV HQ MANUFACTURING FACILITY
- HEAVY POWER - 2,400A 480V
- MULTIPLE DOCK LOADING POSITIONS
- GATED AND SECURE YARD
- TWO (2) THREE (3) TON CRANES W/ 225' DISTANCE





## AERIAL DRIVE TIME MAP



## PROPERTY HIGHLIGHTS

## MAJOR FREEWAYS

- 118, 405 and 5 freeway access within minutes

## AIRPORTS

- Close proximity to Bob Hope Airport (Burbank) and LAX

## PORTS

- Direct freeway access to Port of Los Angeles and Long Beach

## RAIL ACCESS

- Nearby Union Pacific and BNSF rail lines for intermodal transport

## WORKFORCE

- Central to San Fernando Valley's skilled manufacturing workforce

## COMMERCIAL CENTERS

- Minutes from major retail and business districts in Woodland Hills, Canoga Park and Northridge

## INDUSTRIAL CORRIDOR

- Surrounded by established manufacturing and distribution facilities

## UTILITIES

- Access to heavy industrial power and utilities infrastructure

## Drive times

LAX Airport	38.5 Miles	40 Minutes
Santa Clarita	16.9 Miles	25 Minutes
Antelope Valley	66.9 Miles	1 Hr 58 Minutes
Hollywood Burbank Airport/ Bob Hope Airport	17.8 Miles	30 Minutes

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## FLOORPLAN

Size 100,400 SF

Lease Rate \$0.89 NNN

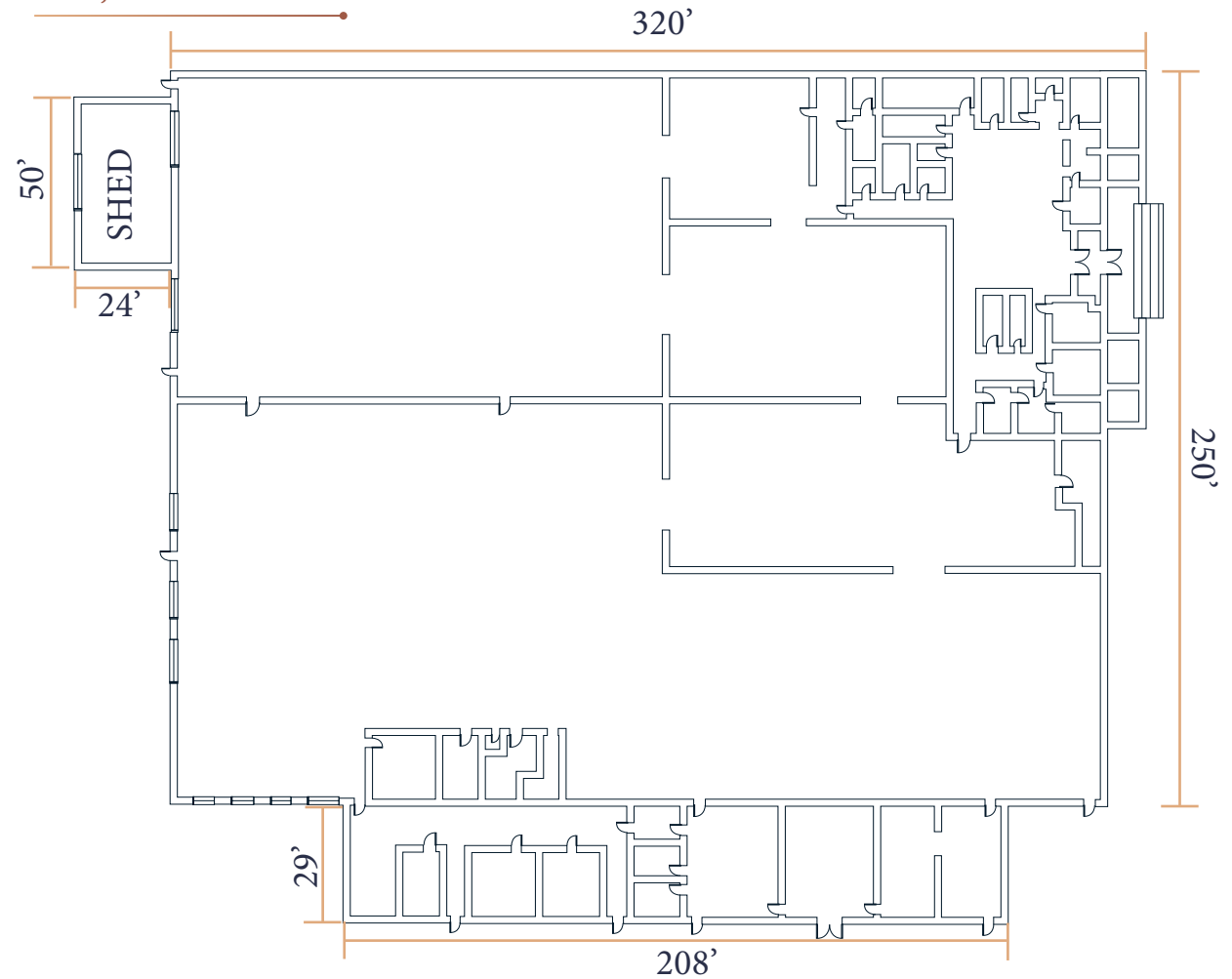
Office 13,000 SF

Clear Height 21'-24'

Zoning LA MR2

FLOOR 1 | BUILDING 1  
± 80,000 SF

Not to scale, for illustrative purposes only\*





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## FLOORPLAN

Power A:2400 V:480  
P:3 W:4

DH Doors 5

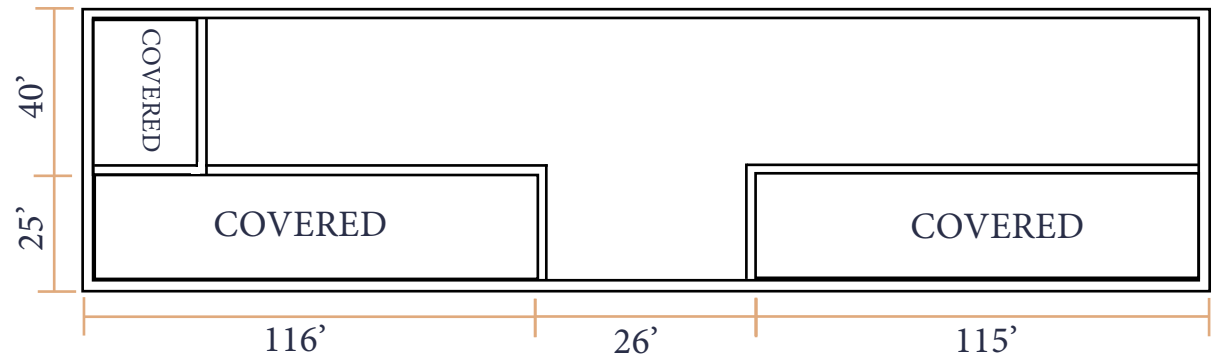
GL Doors 7 / 12'-14'

Sprinklered Yes

Parking 107 Spaces

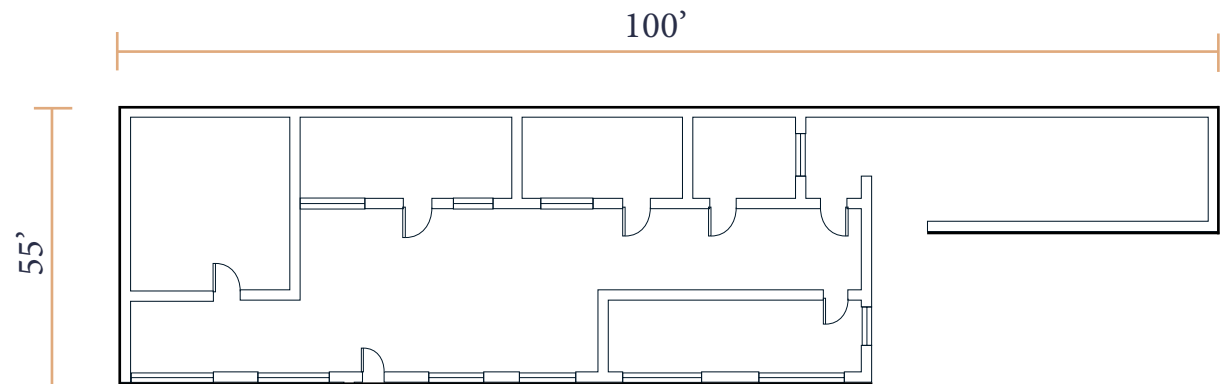
FLOOR 1 | BUILDING 2  
±16,705 SF

Not to scale, for illustrative purposes only\*



FLOOR 2 | MEZZANINE

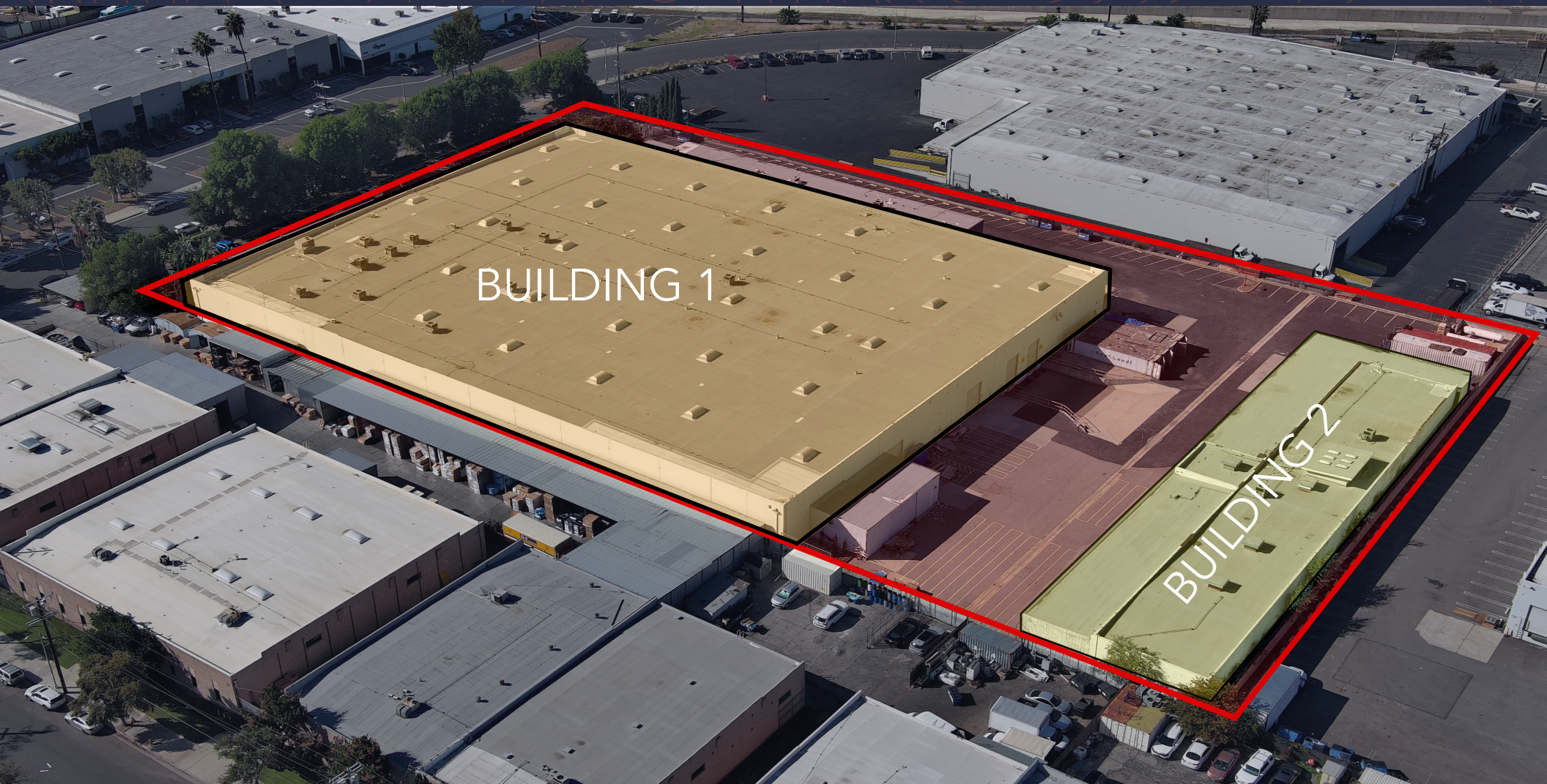
±5,500 SF \*Not apart of the overall SF its in addition to\*





GEORGE STAVARIS  
+1 747 234 3552  
george.stavaris@jll.com  
RE Lic. #01267454

JACKSON WEIRICK  
+1 747 234 3568  
jackson.weirick@jll.com  
RE Lic. #02199890



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