

Available SF 16,020 SF

Industrial For Sale

Building Size 16,020 SF



**Address:** 20645 Bahama St, Chatsworth, CA 91311

**Cross Streets:** Nordhoff St/Bahama St

Manufacturing/Distribution/Warehouse Space in a Business Park Environment - Dock High Loading  
Secure Fenced Yard  
2 GL Doors (1 Allows for DH Loading via Covered Loading Well)  
Private Offices & Flexible Bullpen Areas  
Fire Sprinklered Building

**Sale Price:** \$4,966,200.00  
**Sale Price/SF:** \$310.00  
**Available SF:** 16,020 SF  
**Prop Lot Size:** 0.76 Ac / 32,997 SF  
**Taxes:** \$33,268 / 2025  
**Yard:** Fenced / Paved  
**Zoning:** MR2-1

**Sprinklered:** Yes  
**Clear Height:** 16'  
**GL Doors/Dim:** 1 / 12'x12'  
**DH Doors/Dim:** 1 / 12'x14'  
**A: 600 V: 120/208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1977

**Whse HVAC:** No  
**Parking Spaces: 30 / Ratio: 1.9:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 2,798 SF / 6  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2780-001-037

**Listing Company:** CBRE  
**Agents:** [Bennett Robinson 818-907-4608](mailto:bennett.robinson@cbre.com)

**Listing #:** 44693722      **Listing Date:** 04/13/2026      **FTCF:** CB000N000S000

**Notes:** 1ST TIME IN DECADES OFFERED PUBLICLY FOR SALE! Please contact broker for showing. DO NOT GO DIRECT. Buyer will confirm all information above. Subject to Existing Tenant Vacating approximately on August 31, 2026. Some of the 30 parking spaces may not be striped. Rare small building with A DOCK.