



21740-21748 Marilla St - Marilla Business Park

Chatsworth, California 91311 (Los Angeles County) - West San Fernando Valley Subm...



Warehouse



Property Summary

RBA (% Leased)	27,782 SF (77.5%)	Built	1976
Tenancy	Multiple	Available	6,254 SF
Max Contiguous	6,254 SF	Asking Rent	\$0.70 SF/Month/NNN
Clear Height	14'	Drive Ins	3 total/ 12' w x 12' h
Docks	None	Levelers	None
Parking Spaces	30 (1.08/1,000 SF)		
True Owner	First Industrial Realty Trust, Inc.		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
21742	Industrial	Direct	6,254	6,254	\$0.70 NNN	Vacant	3 - 5 Years	-	1

DAUM Commercial Real Estate Services: Randy Kobata (818) 449-1620



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Property Details

Land Area	59,242 SF (1.36 AC)	Building FAR	0.47
Crane	None	Power	200 - 400a/277 - 480v 3p 4w
Zoning	P, Los Angeles	Parcel	2746-016-021

For Lease Summary

Number of Spaces	1	Smallest Space	6,254 SF
Max Contiguous	6,254 SF	Vacant	6,254 SF
% Leased	77.5%	Asking Rent	\$0.70 SF/Month
Service Type	Triple Net	Industrial Available	6,254 SF

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Previous Sale

Sale Date	3/7/2007	Pro Forma Cap Rate	6.7%
Sale Price	\$3,521,732 (\$126.76/SF)	Comp ID	1263140
Sale Type	Investment	Comp Status	Research Complete

Transportation

Parking Details	30 Surface Spaces; Ratio of 1.08/1,000 SF			
Traffic Volume	9,750 on Topanga Canyon Pl (2018); 12,691 on Marilla St (2025); 5,764 on Topanga Canyon Pl (2025); 44,613 on Lassen St (2025); 13,369 on Topanga Canyon Blvd (2025); 16,715 on N Remmet Ave (2018); 5,593 on Vassar Ave (2025); 9,437 on Septo St (2025); 12,901 on Plummer St (2025); 3,796 on Canoga Ave (2025)			
Commuter Rail	Chatsworth Metrolink Station			12 min walk
	Northridge 			10 min drive



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Transportation (Continued)

Airport	Bob Hope	27 min drive
	Los Angeles International	45 min drive
Walk Score ®	Somewhat Walkable (58)	
Transit Score ®	Some Transit (49)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Vision Imaging Supplies, Inc.	1	6,511	26	Jan 2025	Dec 2027
Adv Engineering	1	-	4	Jan 2019	-
Heritage Cabinet Co Inc	1	-	3	Jul 2016	-

Showing 3 of 3 Tenants

Contact Details

Primary Leasing Company

DAUM Commercial Real Estate Services 21820 Burbank Blvd, Suite 130 Woodland Hills, CA 91367 USA (818) 887-3600 daumcommercial.com	Randy Kobata Senior Vice President	randy.kobata@daumcommercial.com	(818) 449-1620
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Recorded Owner

FR JH 10, LLC
21730 Marilla St
Chatsworth, CA 91311 USA
www.firstindustrial.com

True Owner

First Industrial Realty Trust, Inc. 1 Wacker, Suite 4200 Chicago, IL 60606 USA (312) 344-4300 www.firstindustrial.com	Peter Baccile President and Chief Executive Officer	pbaccile@firstindustrial.com	(312) 344-4300
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Asset Manager

First Industrial Realty Trust, Inc. 898 Pacific Coast Hwy, Suite 175 El Segundo, CA 90245 USA (310) 414-5400 www.firstindustrial.com	Ryan McClean Executive Director	rmcclean@FIRT.com	(310) 617-3384
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Contact Details (Continued)

Property Manager

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