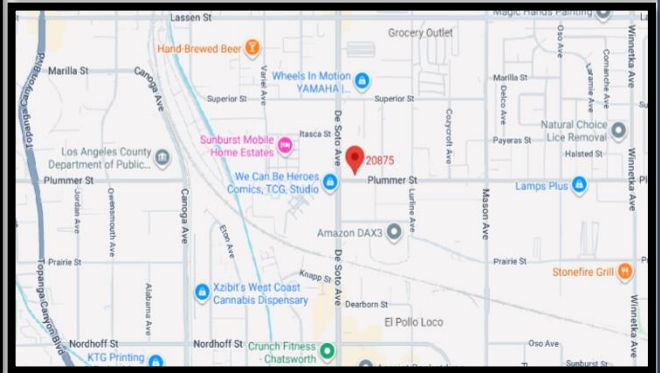


# FOR LEASE

# PRIME INDUSTRIAL SPACE



**20875 PLUMMER STREET, CHATSWORTH, CA 91311**

**Main Street Exposure & Identity  
Excellent Truck Access & front Loading  
Fenced, Well Maintained Multi-Tenant Industrial Center  
Clean Unit, freshly painted with new office carpet  
Close to amenities on De Soto & 118 Freeway  
Located in the State Enterprise Zone**

Size:	± 2,400 SF POL	Lease Rate/SF:	\$1.50/SF IG
Loading:	1 GL door 10'x12'	CAM charges:	\$0.05 PSF
Power:	200A/120-240V/3ph	Lease Term:	3-5 yrs w/4% API
Office:	± 300 SF / 1+Rec w/coffee area	Parking:	3 spaces
Restrooms:	2 / office & warehouse	Whse & Office heat & air:	yes
Zoning:	MR2	Skylight:	1 in shop area

The information herein has been furnished from sources which we deem reliable, but TOLD Partners shall not assume liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be through the submitting office. All sizes and measurements are approximate and all information and power on this brochure must be independently verified.

**For further information or to  
schedule a tour please call:**

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