

20551 Plummer Street, Chatsworth, CA 91311  
10,374 SF INDUSTRIAL BUILDING

**FOR LEASE**



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





## PROPERTY FEATURES

<b>Building Size:</b>	10,374 SF
<b>Term:</b>	3-5 Years
<b>Lease Rate:</b>	\$1.27 / SF (Modified Gross)
<b>CAM Charges:</b>	\$0.133 / SF
<b>Features:</b>	Excellent Building for either Manufacturing or Distribution Uses Major Street Visibility on Plummer Street
<b>Office Area:</b>	2,872 SF
<b>Clearance Height:</b>	14'
<b>Loading:</b>	(2) 12' x 12' Ground Level Loading Doors
<b>Parking:</b>	19 Stalls
<b>Power:</b>	100 Amps of 120/240 Volt; 3 Phase (2) 100 Amps of 120/240 Volt; Single Phase
<b>Zoning:</b>	MR2-1
<b>Location:</b>	Prime Chatsworth location near the intersection of Mason Avenue and Plummer Street with easy access to both the 101 and 118 Freeways.

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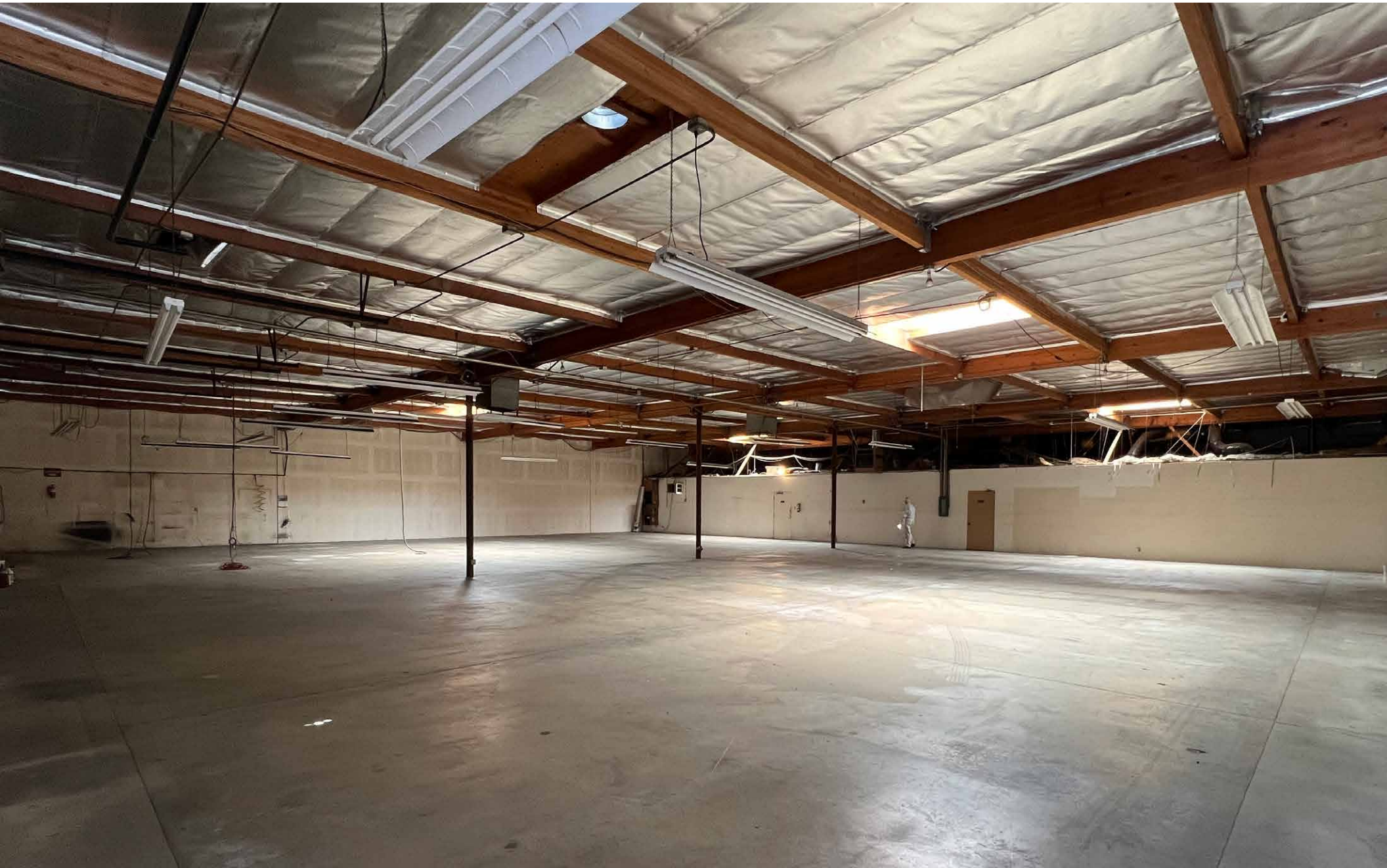
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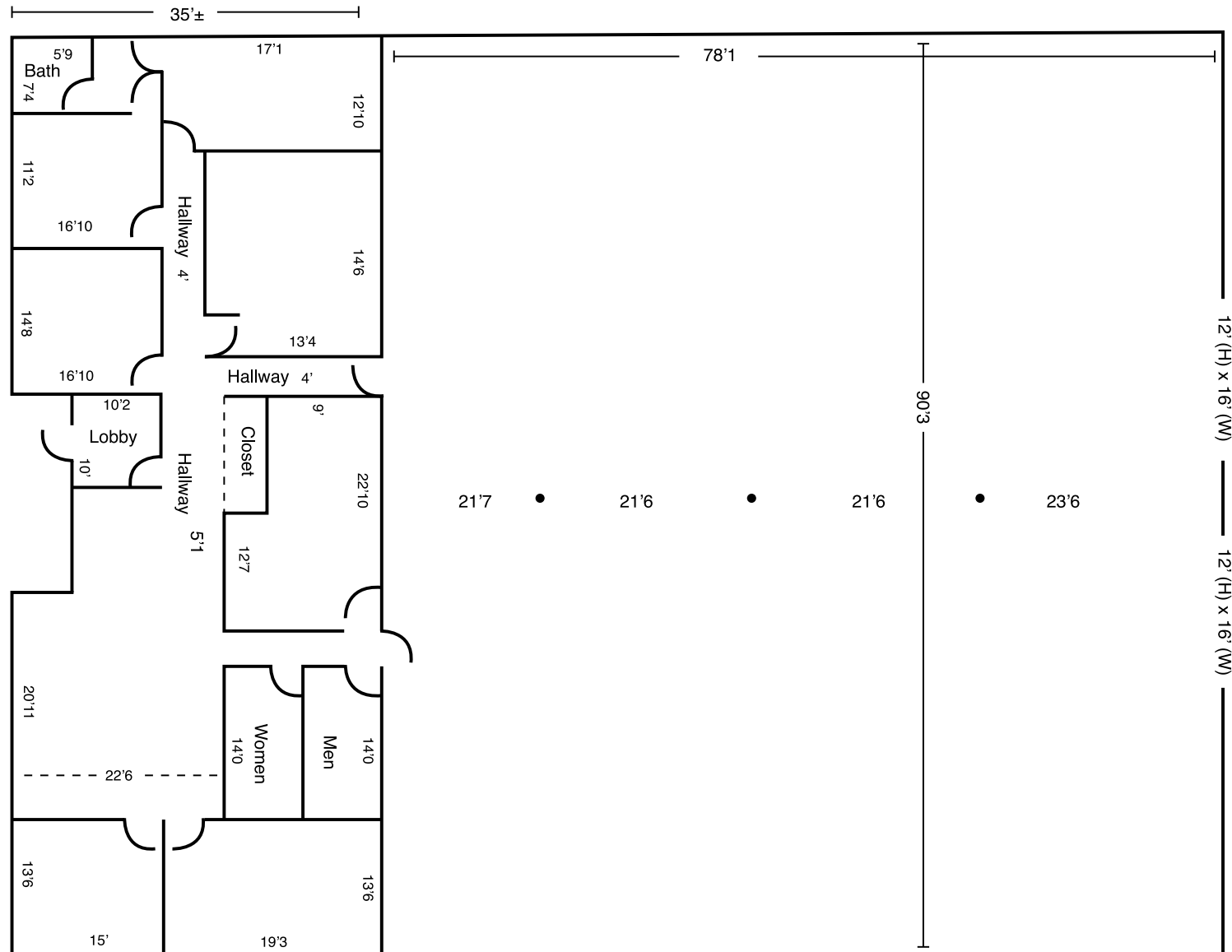
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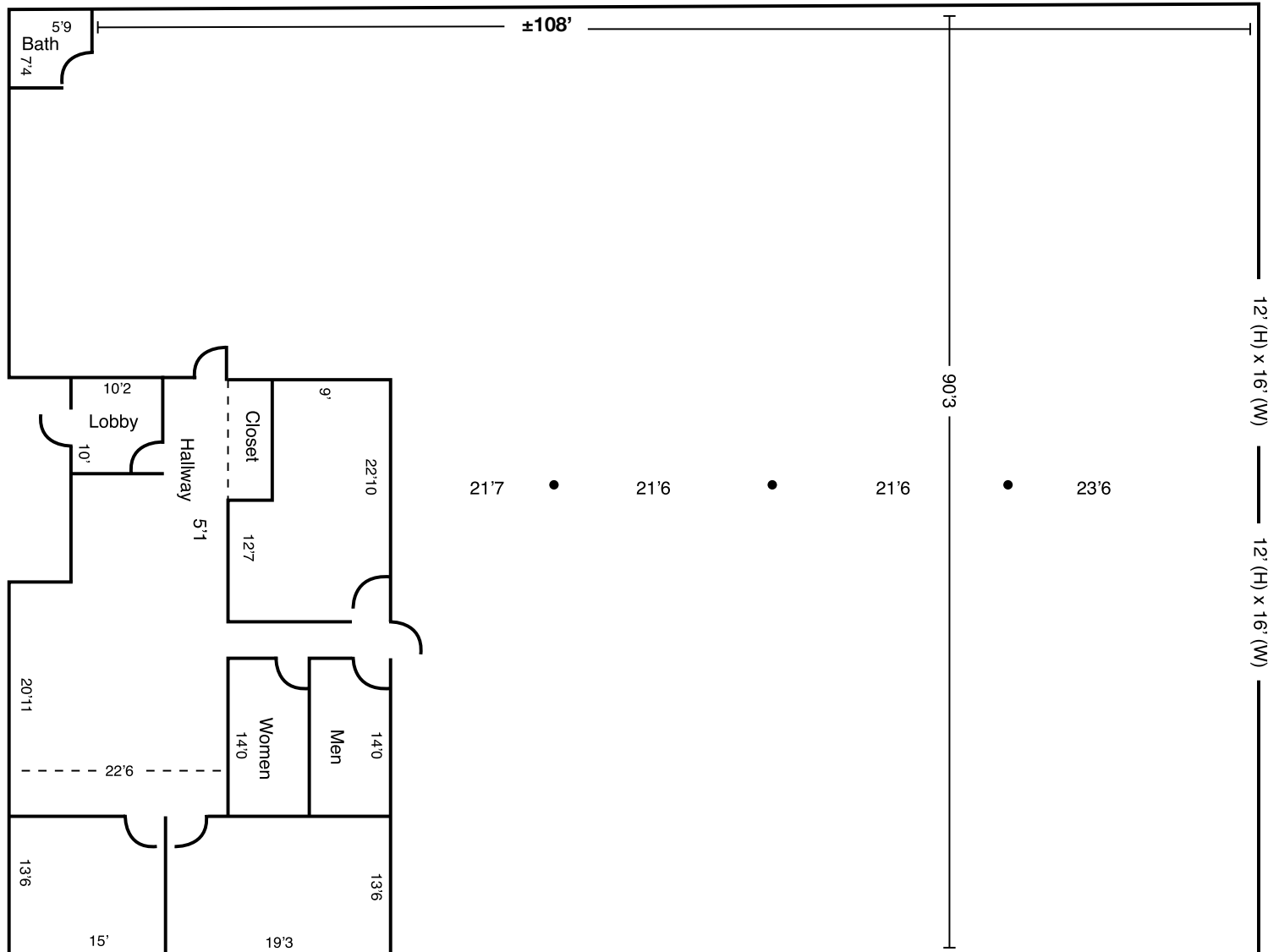




## SITE PLAN



## SPEC OFFICE LAYOUT



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