

FOR LEASE | 29,208 SF



PRIME CHATSWORTH LOCATION | 20630 NORDHOFF (OFFSITE OVERFLOW PARKING)

9031 LURLINE AVENUE | CHATSWORTH, CA 91311

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PROPERTY SPECS

BUILDING SF 29,208 SF

LOT SIZE 65,776 SF







PROPERTY TYPE Class-A Industrial

CLEAR HEIGHT 28 FT

YEAR BUILT 2015

ZONING M2 Zoning

HIGHLIGHTS

-  Fleet Parking & High Ceilings
-  Outdoor Storage Potential
-  Office/Warehouse Mix
-  4 Dock High Loading & 2 Ground Level Doors
-  Additional Offsite Overflow Parking Lot on Bahama
-  Convenient Access to Major Freeways Including 118, 101, 404, 5, 210, & 23



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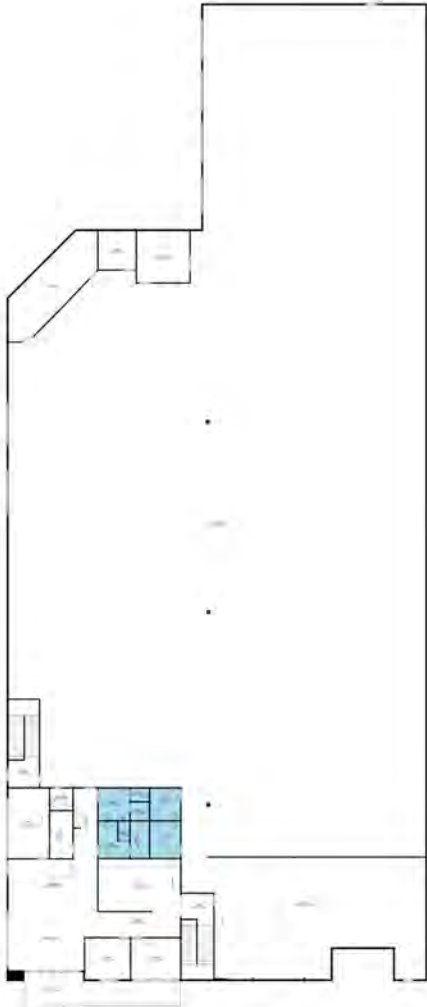
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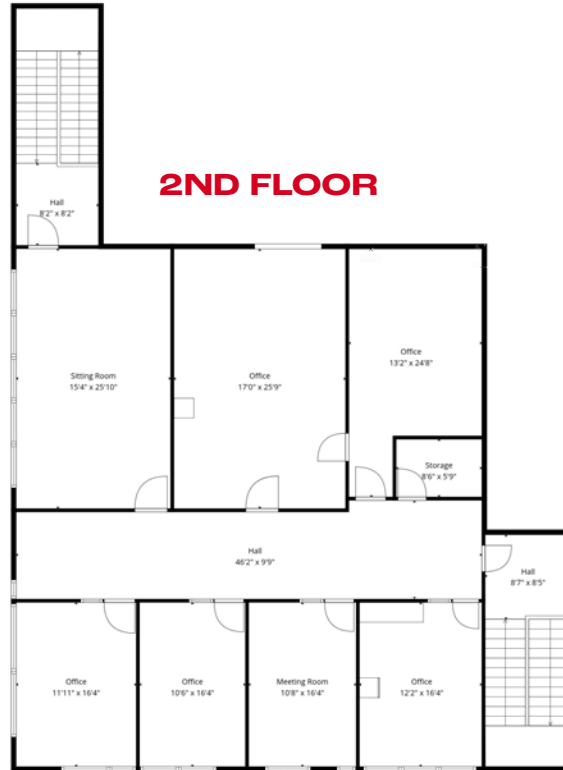
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FLOOR PLANS

1ST FLOOR



2ND FLOOR



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INTERIOR PHOTOS



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AMENITIES MAP



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DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	19,527	199,512	448,201
Estimated Households	6,701	67,756	157,636



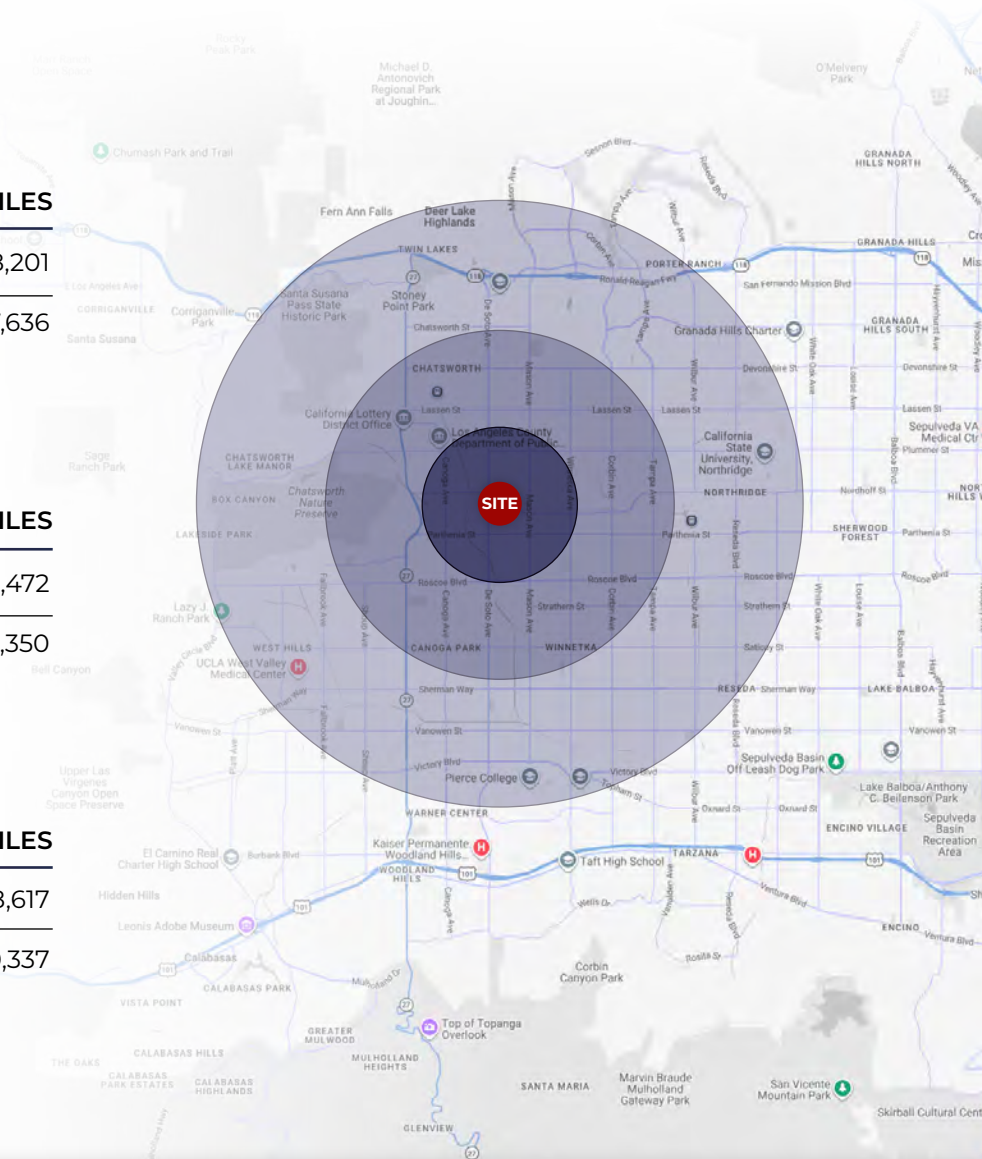
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$120,366	\$128,841	\$142,472
Median Household Income	\$89,184	\$101,620	\$111,350



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	2,092	11,763	28,617
Total Employees	27,213	96,381	210,337



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