

# 1,250 SF | INDUSTRIAL | CHATSWORTH

**1,250**  
SQUARE FEET

**\$1.70/mo**  
APPROX RENT/SF

**\$2,125/mo**  
BASE RENT

**(818) 717-0200**  
www.tscorealestate.com

## PROPERTY ADDRESS

**9860 OWENSMOUTH AVE, UNIT 1  
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **9/1/2025**

## DESCRIPTION

**Unit Size (approximate): 1,250 square feet Industrial Space WAREHOUSE | ONE OFFICE**

Restroom: One (sink & toilet)  
Power: 100-Amp 3-Phase Service  
Parking: (3) Spaces  
Overhead Door: Ground Level about 10'x10'  
Evaporative Cooler & Space Heater in Warehouse  
Warehouse Clearance is 12'

Tenant pays for its own electricity, gas (heating), telephone, internet. Water & Trash reimbursed through CAMs  
**Please no woodworkers, welders, marijuana or automotive use**

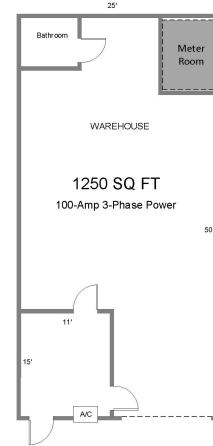
- \* Subject to Credit and Financial Review.
- \* Monthly Estimated CAM Fee: \$.15PSF
- \* Term: 1 to 3 Years
- \* Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

## AMENITIES

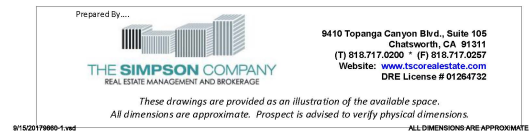
- 10' x 10' Overhead Door

## RENTAL TERMS

Monthly Base Rent	\$2,125.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$187.50



Unit 1  
9860 Owensmouth Ave.  
Chatsworth, Ca. 91311



**AVAILABLE**  
**INDUSTRIAL WAREHOUSE**  
**818-717-0200**  
**JEREMY WACKER**

THE SIMPSON COMPANY  
REAL ESTATE MANAGEMENT AND BROKERAGE  
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES  
tscorealestate.com

**FOR LEASING INFORMATION**  
**JEREMY WACKER 818-717-0200 x17**

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**DRE License 01986677**



**THE SIMPSON COMPANY**  
REAL ESTATE MANAGEMENT AND BROKERAGE  
CORP DRE LICENSE 01264732