

Available SF 21,420 SF

Industrial For Sale

Building Size 21,420 SF



Address: 8944-8954 Mason Ave, Chatsworth, CA 91311

Cross Streets: Mason Ave/Nordhoff St

Great Street Visibility on Mason Ave and Nordhoff St
Three (3) Ground Level Doors
High Image Building

Sale Price:	\$5,761,980.00	Sprinklered:	No	Office SF / #:	14,321 SF
Sale Price/SF:	\$269.00	Clear Height:	13' - 15'	Restrooms:	9
Available SF:	21,420 SF	GL Doors/Dim:	3	Office HVAC:	Heat & AC
Prop Lot Size:	1.22 Ac / 53,143 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Taxes:	\$27,745 / 2025	A: 1200 V: 120/208 O: 3 W: 4		Include In Available:	No
Yard:	Paved	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Zoning:	MR2-1	Const Status/Year Blt:	Existing / 1969	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces:	58 / Ratio: 2.7:1	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Flex/R&D	Market/Submarket:	West SFV
				APN#:	2781-001-039

Listing Company: CBRE
Agents: [Bennett Robinson 818-907-4608](mailto:bennett.robinson@cbre.com)

Listing #: 45536583 **Listing Date:** 08/27/2026 **FTCF:** CB000N000S000

Notes: DO NOT GO DIRECT. Call broker for commission information and more information. Taxes are for the entire building. Tenant to verify all information. There are three (3) GL doors in the building: 8954 has one (1) - 11'x12'; 8944 has two (2) - 1-7'x7' & 1-10'x12'. The clear height for 8945 is approx. 13'6" and 8944 is approx. 13'6"-15'. Power is for both units.