

1,000 SF | INDUSTRIAL | CHATSWORTH

1,000
SQUARE FEET

\$1.90/mo
APPROX RENT/SF

\$1,900/mo
BASE RENT

(818) 717-0200
www.tsco-re.com

PROPERTY ADDRESS

9909 CANOGA AVE, Unit H
CHATSWORTH, CA 91311

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **8/15/2025**

DESCRIPTION

Unit Size (approximate): 1,000 square feet Industrial Space WAREHOUSE | TWO OFFICE with Mezzanine

Restroom: One (sink & toilet)
Power: 100-Amps Single Phase Parking: (1) Unreserved Space
Overhead Door: Ground Level about 10'x10'
Evaporative Cooler in Warehouse. No Gas Service in Unit.

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

- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$100.00 (\$.10 PSF)
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

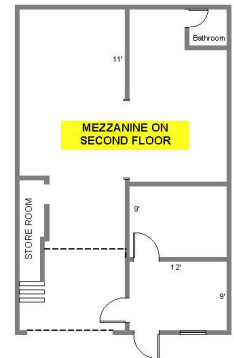
AMENITIES

- 10' x 10' Overhead Door

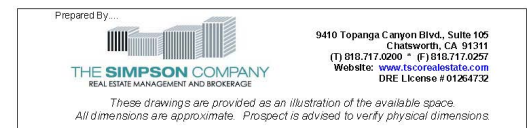
RENTAL TERMS

Monthly Base Rent	\$1,900.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$100.00

1000 SQ FT
100 Amps 3 Ph
100 Amps Single Ph



Unit H
9909 Canoga 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

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