

Available SF 42,312 SF

Industrial For Sale

Building Size 42,312 SF



**Address:** 9600 Lurline Ave, Chatsworth, CA 91311

**Cross Streets:** Lurline Ave/Plummer St

Price Reduced, Seller Motivated  
Highly Desirable Warehouse/Distribution Facility  
5 Dock-High & 2 Ground Level Loading Doors  
Secured Fenced Side / Roof-Top Solar

**Sale Price:** \$11,995,000.00  
**Sale Price/SF:** \$283.49  
**Available SF:** 42,312 SF  
**Prop Lot Size:** 1.52 Ac / 66,312 SF  
**Taxes:** \$69,407 / 2025  
**Yard:** Fenced  
**Zoning:** MR2

**Sprinklered:** No  
**Clear Height:** 16'  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 5  
**A: 800 V: 120/208 O: W:**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1973

**Whse HVAC:** No  
**Parking Spaces:** 84 / **Ratio:** 2.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 5,000 SF / 15  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2748-040-027

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

**Listing #:** 43484170

**Listing Date:** 10/06/2025

**FTCF:** CB000N000S000

**Notes:** Call broker for commission information. All information contained herein is estimated & must be verified by buyer. Call broker regarding seller contingency to consummate a sale.

