

INDUSTRIAL FOR LEASE CHATSWORTH, CA



**COLDWELL BANKER
COMMERCIAL**

QUALITY
PROPERTIES

CalDRE License No: 01527289



21122 NORDHOFF STREET, UNIT D/E

\$1.60 / SF/MO

- Front Unit
- Rear Loading
- In One of the Most Desired Business Park in SFV
- Nice Space for Warehouse
- Light Assembly, Distribution, Marketing Group
- Water & Trash Included in Rent
- Close to 101 and 118 Freeways

Notes: Estimated CAM Fees \$0.05/SF/MO

Lessee to verify power and all information contained on brochure.

Lease Rate / SF / MO:	\$1.60
Lease Type:	Modified Gross
Terms:	Negotiable
Available SF:	Approx. 2,880 SF
Total Building:	Approx. 35,520 SF
Zoning:	MR1
Construction Type:	Tilt Up
Const. Status/Year Built:	Existing / 1973
Heat/Cool:	Heating and AC Ventilation
Clear Height:	16'
Parking Spaces:	6
Specific Use:	Office / Warehouse
# Of Offices:	4
Restrooms:	2
Office Air / Heat:	Yes
Ground Level Doors:	2 / 12' x 12'
Electrical:	200 A / 208 V / 3 Ø / 3 W (2 x 100 Amp Service Panels)

Cell 818-516-0257- **Call or Text**

Direct 818-449-5122

Fax: 818-366-4900

Art Pfefferman
CalDRE License No.: 01021906
art@pfeffermancre.com

11280 Corbin Ave, Suite A, Porter Ranch, CA 91326



CBCWORLDWIDE.COM

2024

(THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.)

INDUSTRIAL FOR LEASE CHATSWORTH, CA



**COLDWELL BANKER
COMMERCIAL**

QUALITY
PROPERTIES

CalDRE License No: 01527289

