

# 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.

<b>Lease Rate / SF / MO:</b>	\$1.60
<b>Lease Type:</b>	Modified Gross
<b>Terms:</b>	Negotiable
<b>Available SF:</b>	Approx. 2,880 SF
<b>Total Building:</b>	Approx. 35,520 SF
<b>Zoning:</b>	MR1
<b>Construction Type:</b>	Tilt Up
<b>Const. Status/Year Built:</b>	Existing / 1973
<b>Heat/Cool:</b>	Heating and AC Ventilation
<b>Clear Height:</b>	16'
<b>Parking Spaces:</b>	6
<b>Specific Use:</b>	Office / Warehouse
<b># Of Offices:</b>	4
<b>Restrooms:</b>	2
<b>Office Air / Heat:</b>	Yes
<b>Ground Level Doors:</b>	2 /12' x 12'
<b>Electrical:</b>	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**

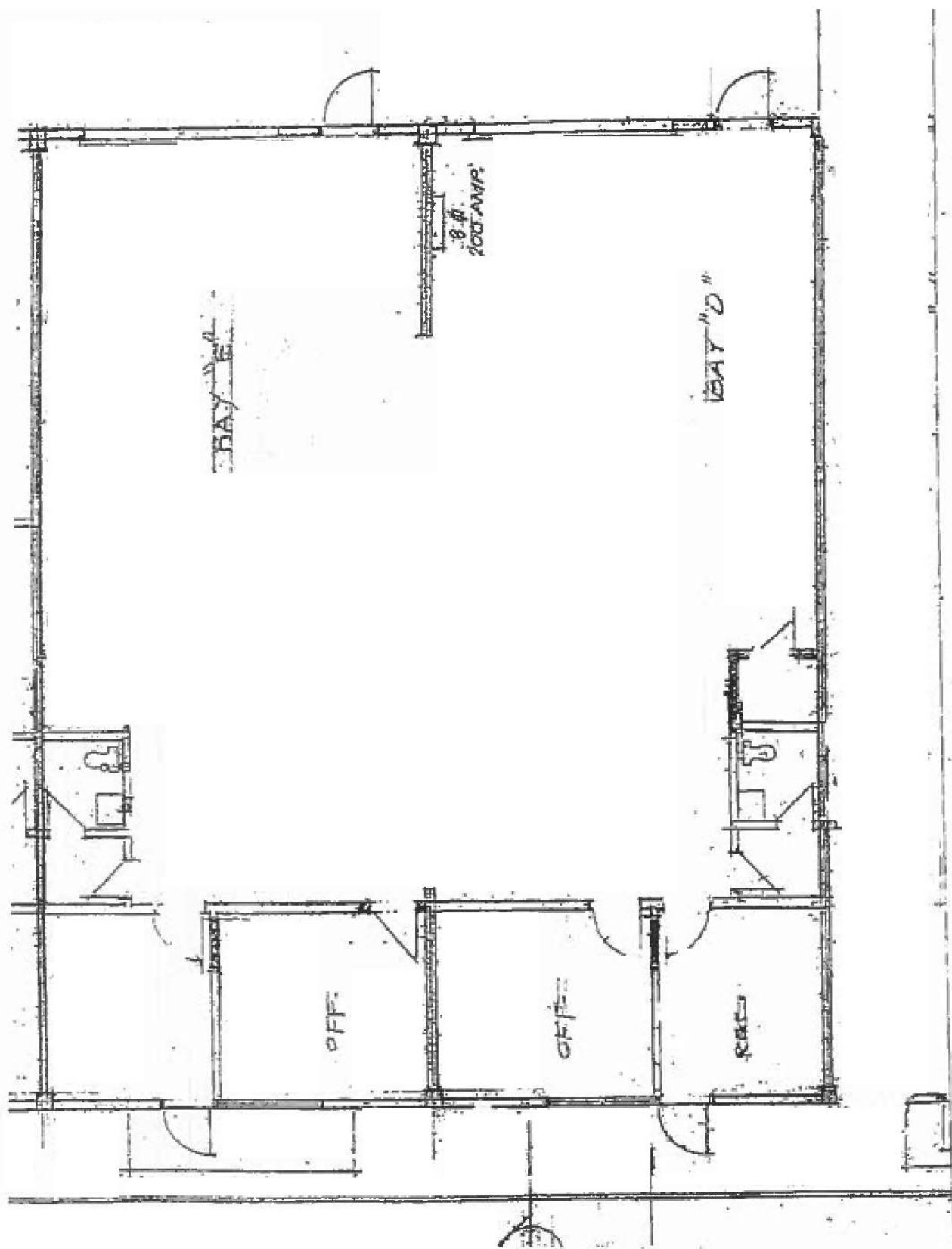
(THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.)

2024

INDUSTRIAL FOR LEASE  
CHATSWORTH, CA

**COLDWELL BANKER**  
**COMMERCIAL** | QUALITY  
PROPERTIES

CalDRE License No: 01527289



**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.)