

FOR SUBLEASE

±8,528 SF

INDUSTRIAL UNIT
\$1.55 GROSS PER SF

SUBLEASE THRU JUNE 30, 2028

MOTIVATED
SUBLESSOR



9753

INDEPENDENCE AVENUE

CHATSWORTH, CA

PROPERTY HIGHLIGHTS



LOCATED IN HIGH IMAGE
CHATSWORTH BUSINESS PARK



200 AMPS, 120/208 VOLTS



1 REAR GROUND LEVEL
LOADING DOOR



INCREDIBLE TRUCK ACCESS
- FULL DRIVE AROUND ACCESS



15' CLEAR HEIGHT



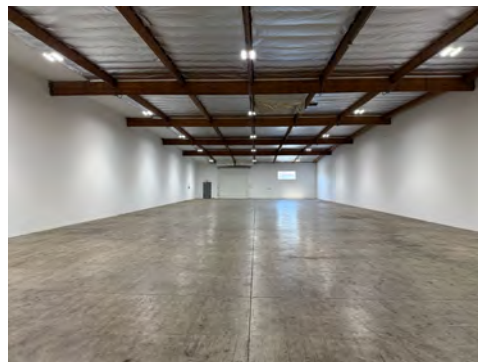
1,325 SF OFFICE SPACE



3 RESTROOMS



1 BLOCK FROM DE SOTO AVENUE



spectrumcre.com | 818.252.9900

SPECTRUM
COMMERCIAL REAL ESTATE, INC.



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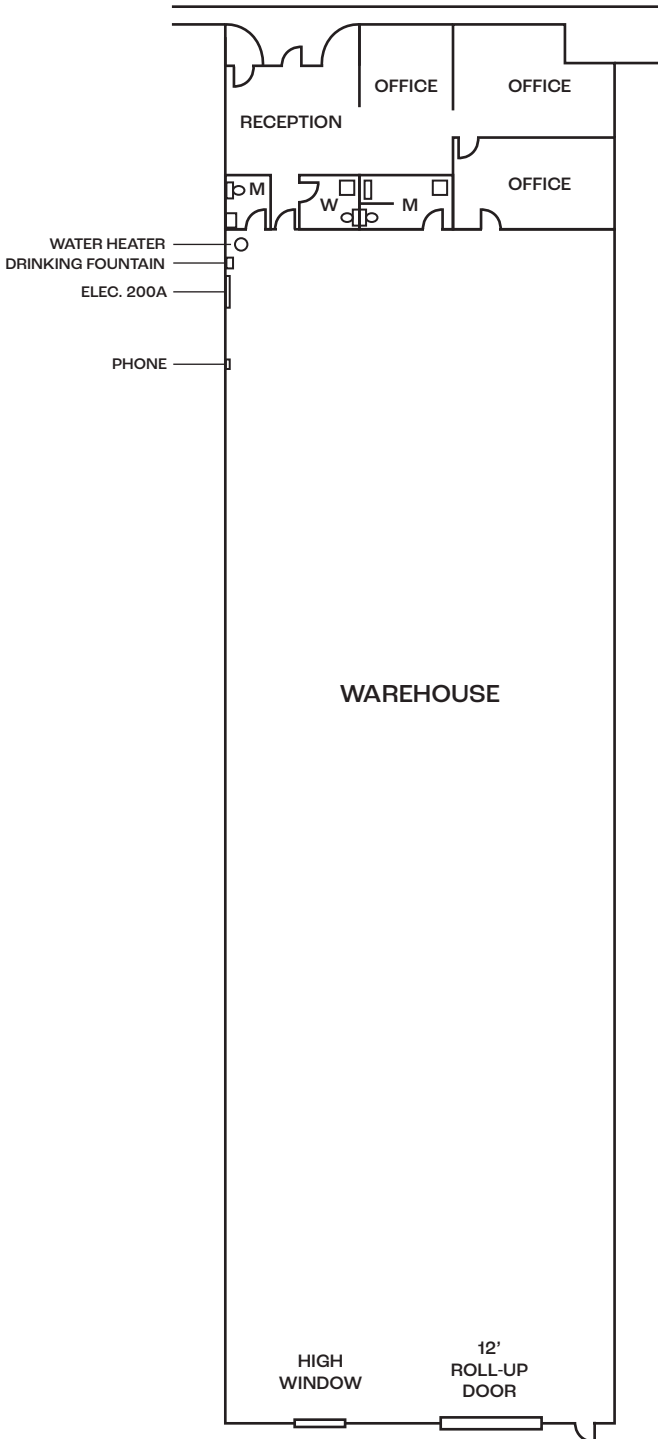


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