

Available SF 2,756 SF

Industrial For Sublease

Building Size 23,000 SF


**Property Name:**

Owensmouth Business Park

**Address:**

9555 Owensmouth Ave, Bldg 1, Unit 4, Chatsworth, CA 91311

**Cross Streets:**

Owensmouth Ave/Plummer St

Sublease Through 12/31/2025  
 Clean Space Suitable For  
 Warehouse / Distribution / Manufacturing  
 400 Amps / 3 Phase Power  
 10' x 10' Loading Door

**Lease Rate/Mo:** \$3,996  
**Lease Rate/SF:** \$1.45  
**Lease Type:** Gross  
**Available SF:** 2,756 SF  
**Minimum SF:** 2,756 SF  
**Prop Lot Size:** POL  
**Term:** 12/31/2025  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** MR2

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 1 / 10'x10'  
**DH Doors/Dim:** 0  
**A: 400 V: 120-208 O: 3 W: 4**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1979  
**Whse HVAC:**  
**Parking Spaces: 6 / Ratio: 2.2:1/**  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 400 SF / 2  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2746016005

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [David Hoffberg, SIOR 818-933-7117](#)

**Listing #:** 42123568

**Listing Date:** 03/14/2025

**FTCF:** CB250N000S000

**Notes:** Sublessee is responsible to confirm intended use complies with zoning and to have a licensed electrician confirm electrical service.

