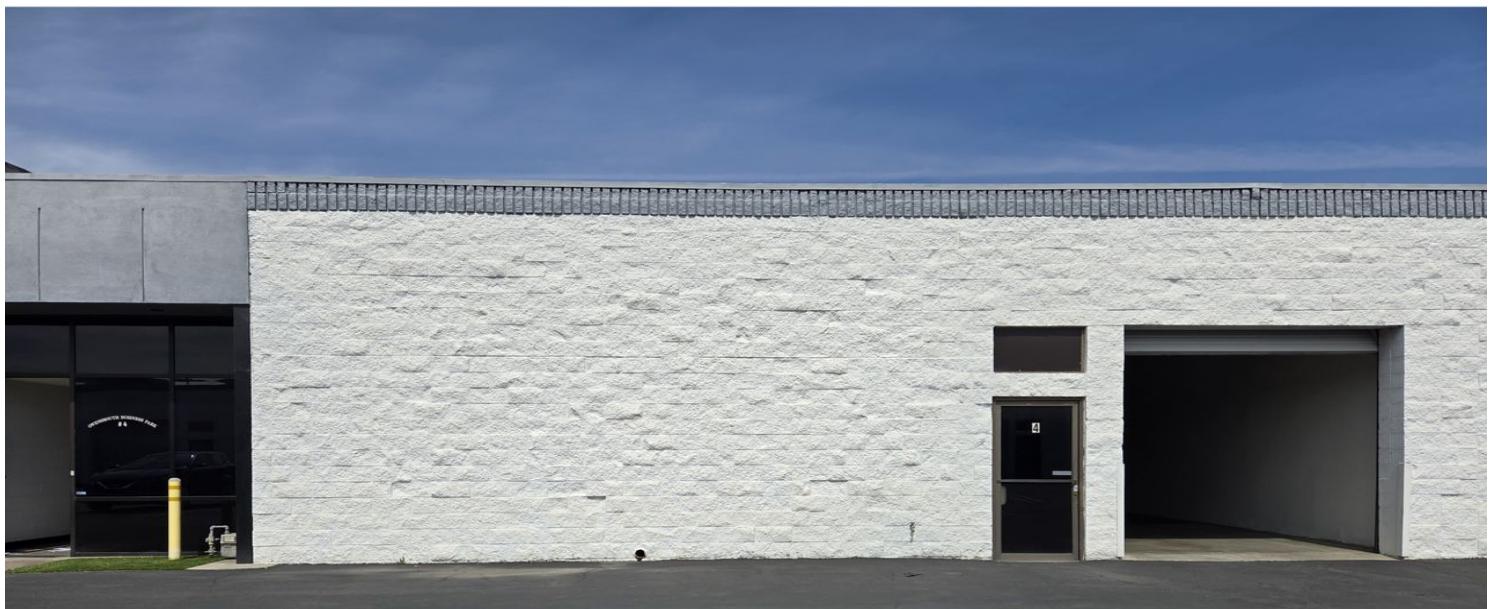


Available SF 2,756 SF

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	Sprinklered:	No	Office SF / #:	400 SF / 2
Lease Rate/SF:	\$1.45	Clear Height:	12'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 10'x10'	Office HVAC:	Heat & AC
Available SF:	2,756 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	2,756 SF	A: 400 V: 120-208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	12/31/2025	Const Status/Year Blt:	Existing / 1979	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	6 / Ratio: 2.2:1/	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2746016005

**Listing Company:** Delphi Business Properties, Inc.

**Agents:** [David Hoffberg, SIOR 818-933-7117](mailto:David.Hoffberg.SIOR@go2delphi.com)

**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.

