



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE



PRIME INDUSTRIAL OFFERING | 17,420 SQUARE FEET

Price Improvement!



INDUSTRIAL LEASE

8964 **OSO AVENUE**
CHATSORTH, CA 91311

AVAILABLE SIZE**17,420 SF****LEASE RATE****\$1.35****LEASE TYPE****MG****PROPERTY FEATURES****YEAR BUILT**

▪ 1967

STORIES

▪ 1

ZONING

▪ MR2-1

LOT SIZE

▪ 32,433 SF

OCCUPANCY

▪ Vacant

PARKING

▪ 33

POWER

▪ 1,200A/240V, 3P

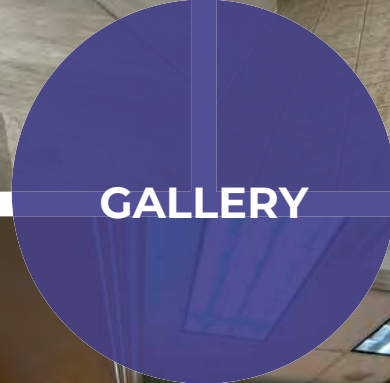
OFFICE SPACE

▪ 3,880 SF

**RON FEDER**SENIOR MANAGING
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KENRICK**

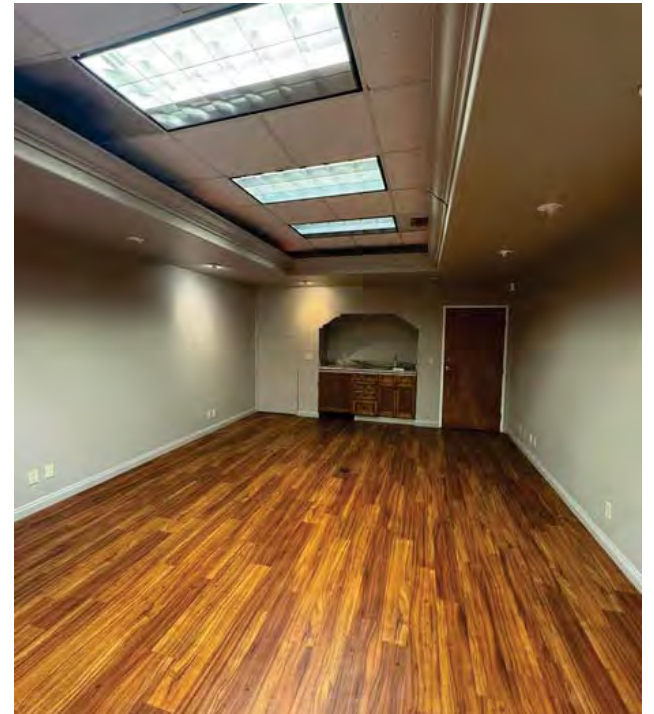
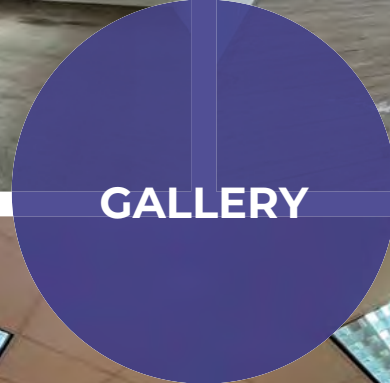
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GALLERY





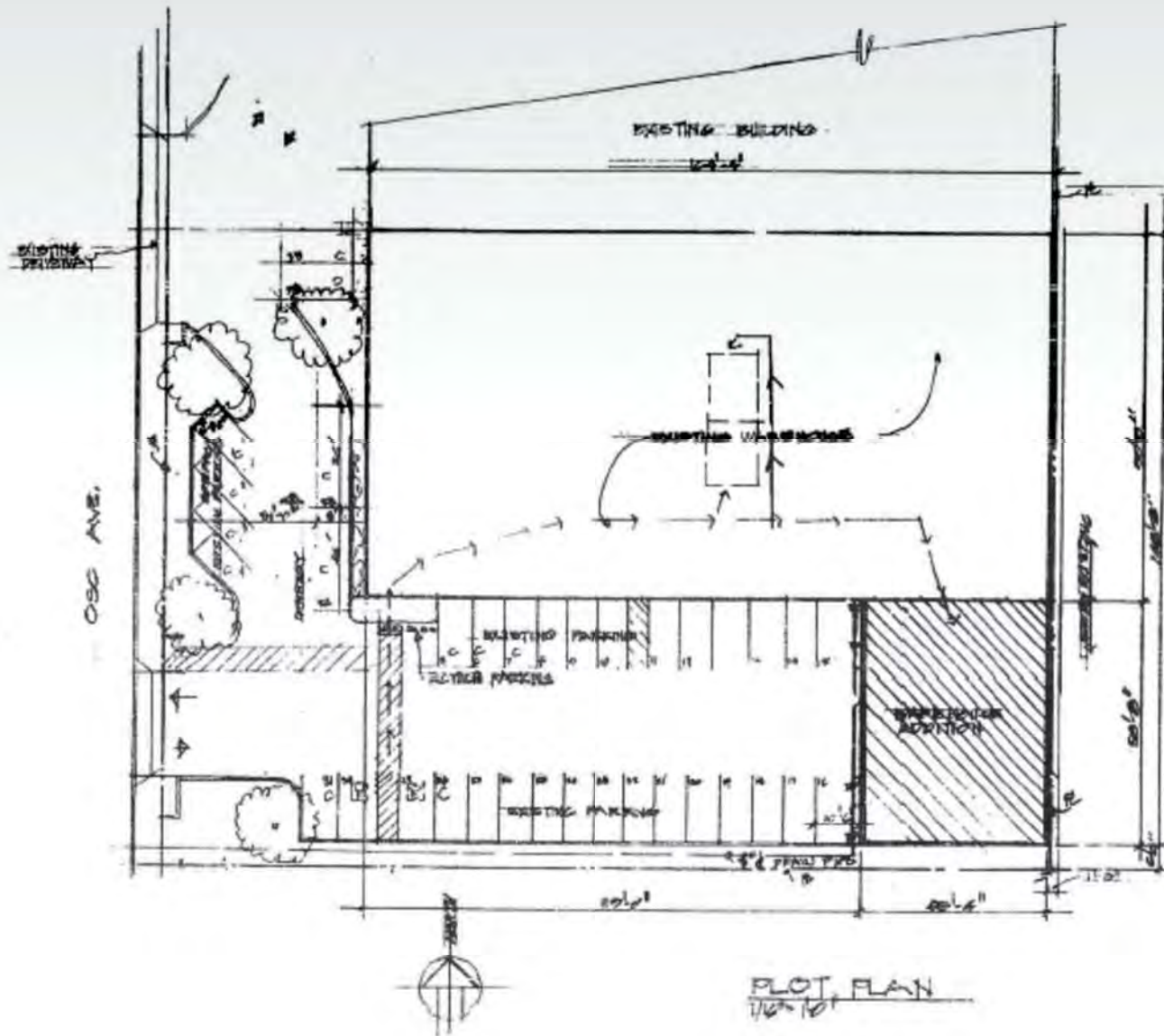
FLOOR PLAN

8964 OSO AVE



SITE PLAN

8964 OSO AVE



CHATSWORTH, CA



42,000+
POPULATION



~850,000+
**MEDIAN HOME
VALUE**



~\$105,000+
AVG HH INCOME

PREMIER LOCATION

Chatsworth is a well-established industrial and residential community located in the northwestern San Fernando Valley. Known for its expansive business parks, reliable infrastructure, and scenic backdrop of the Santa Susana Mountains, Chatsworth offers a strategic location for industrial users. The area benefits from convenient access to the 118 Freeway, Metrolink service, and proximity to key distribution corridors. With a mix of industrial, commercial, and residential developments, Chatsworth continues to attract both businesses and residents seeking space, functionality and connectivity.

VICINITY MAP



8964 Oso Ave, Chatsworth CA



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