

MANUFACTURING BUILDING

2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF



20301 NORDHOFF ST., CHATSWORTH, CA 91311

DAVID YOUNG

C: 818 742 1651
dyoung@naicapital.com
Cal DRE Lic #00914504

CHAD GAHR, SIOR

C: 818 742 1626
cgahr@naicapital.com
Cal DRE Lic #01230414

NAI CAPITAL

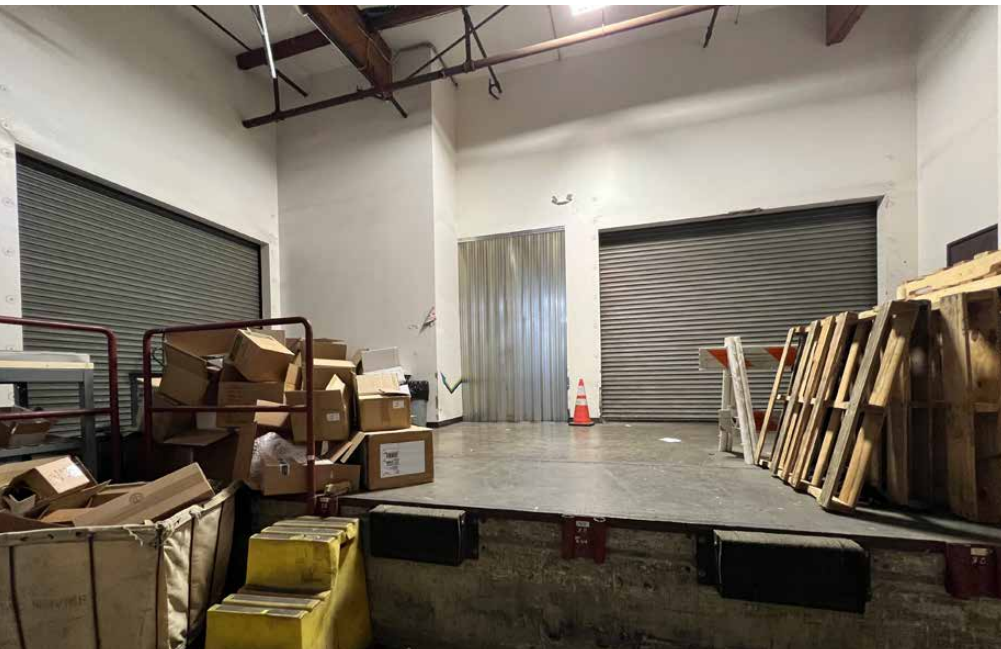
15821 Ventura Blvd., Suite 320
Encino, CA 91436
naicapital.com | 818 905 2400

MANUFACTURING BUILDING

2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE

31,600 SF



PROPERTY FEATURES

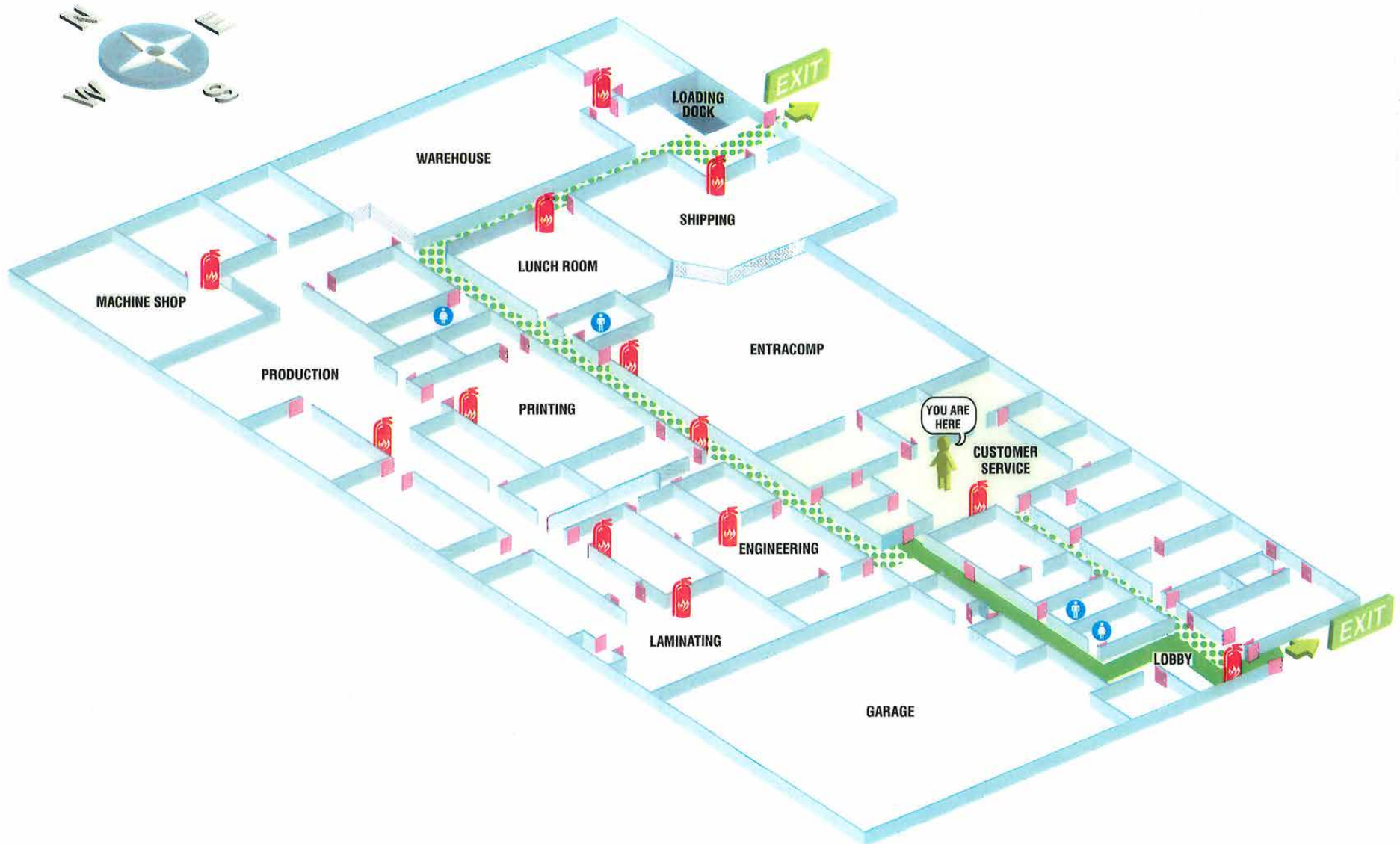
Building Size:	31,600 SF
Lease Rate:	\$1.15 / SF NNN
NNN Expenses:	\$0.25 / SF
Lease Term:	5 – 10 Years
Office Area:	8,709 SF
Power:	2,000 Amps of 277/480 Volt; 3 Phase
HVAC:	100% Air Conditioned
Clearance Height:	17'
Dock High Loading:	(1) 18' x 14' and (1) 18' x 10'
Ground Level Loading:	(1) 16' x 12'
Parking:	33 Stalls (1.0 / 1,000)
Fire Sprinklers:	General Hazard
Parcel Size:	49,223 SF
Zoning:	MR2-1
Year Built:	1964 (R 2004)
Location:	Prime Chatsworth location with major street visibility at the signalized corner of Nordhoff St & Oso Ave with easy access to both the 101 and 118 Freeways.

MANUFACTURING BUILDING

2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF

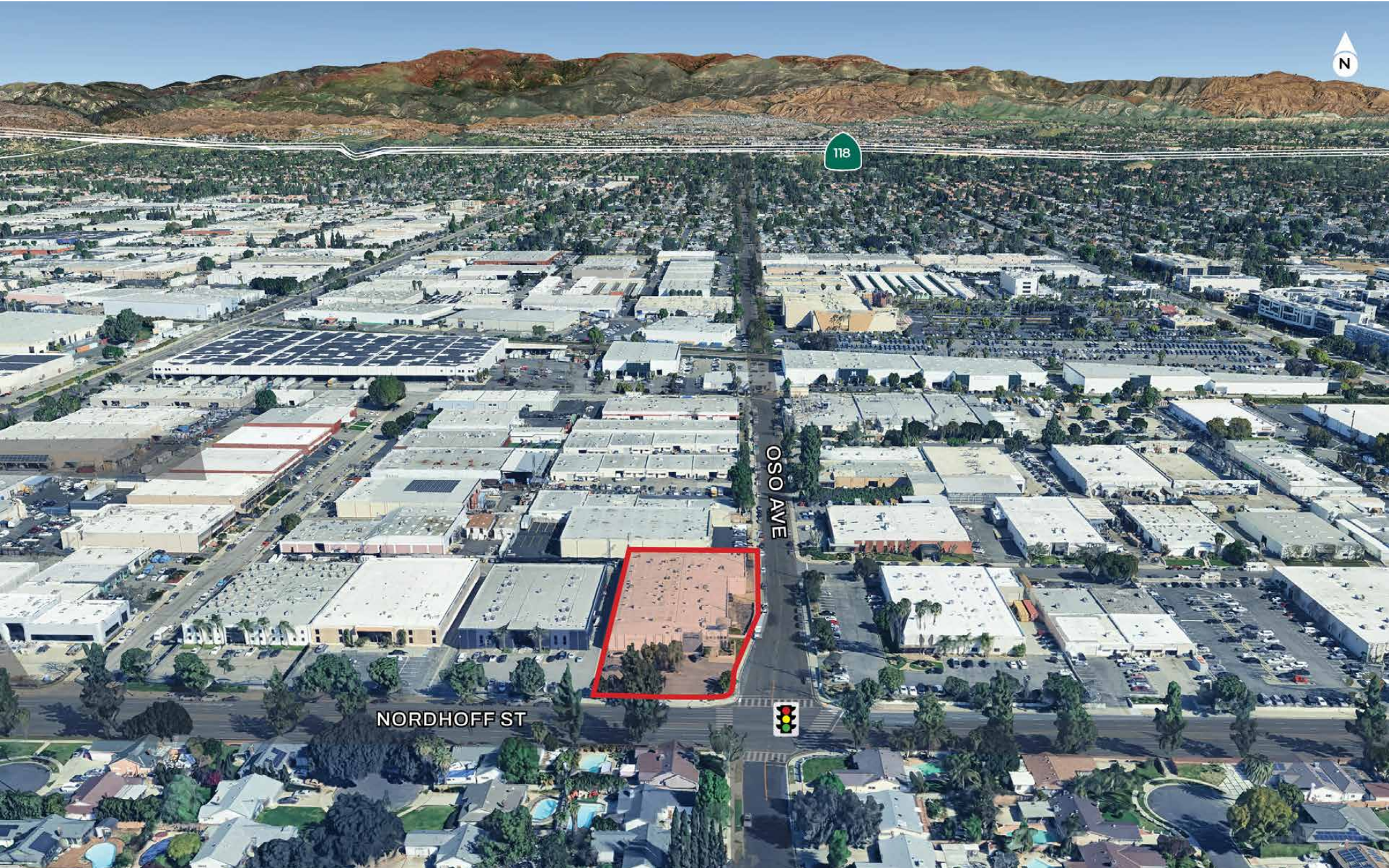
SITE PLAN



MANUFACTURING BUILDING

2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF



MANUFACTURING BUILDING
2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF



MANUFACTURING BUILDING
2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF



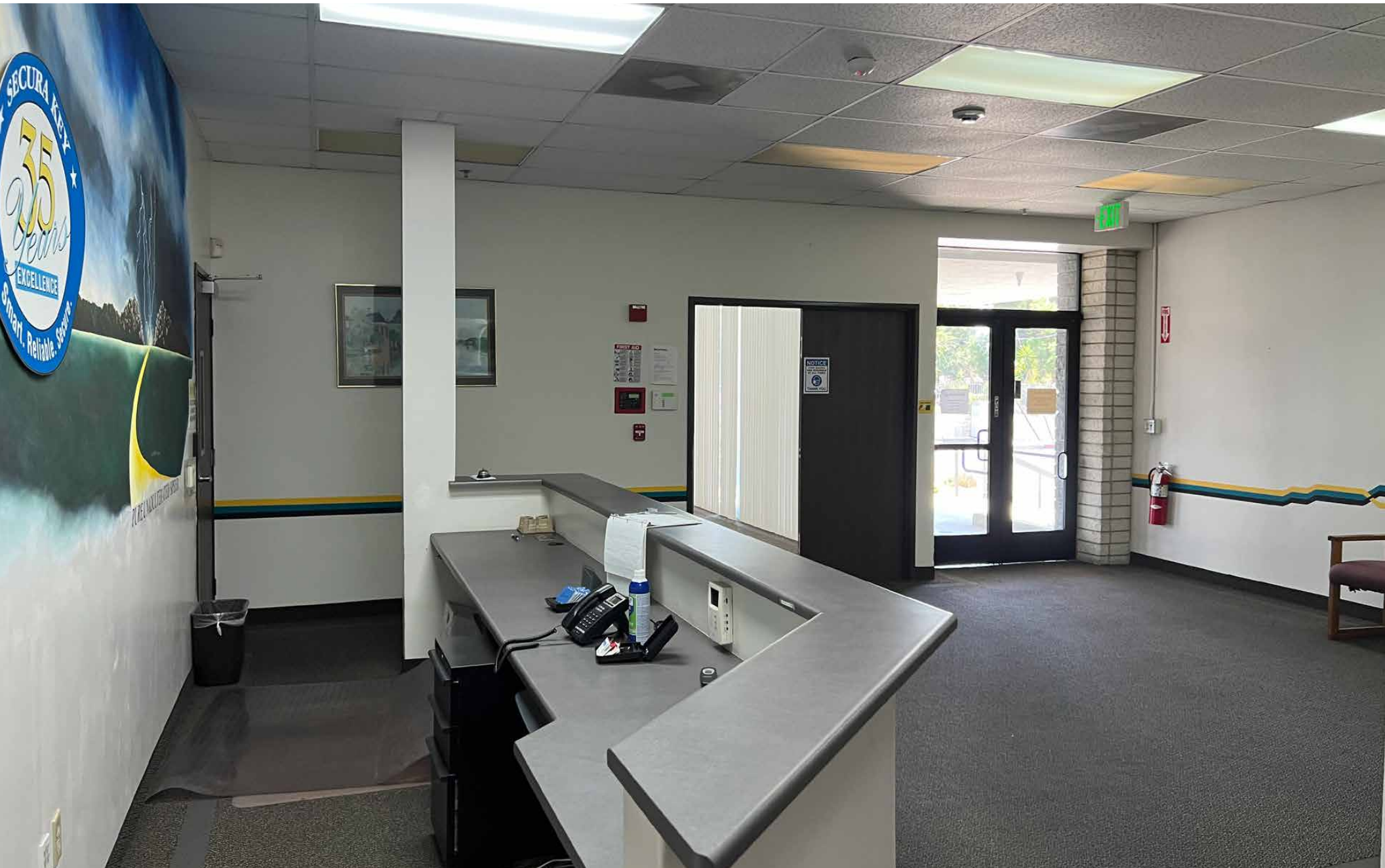
MANUFACTURING BUILDING
2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF



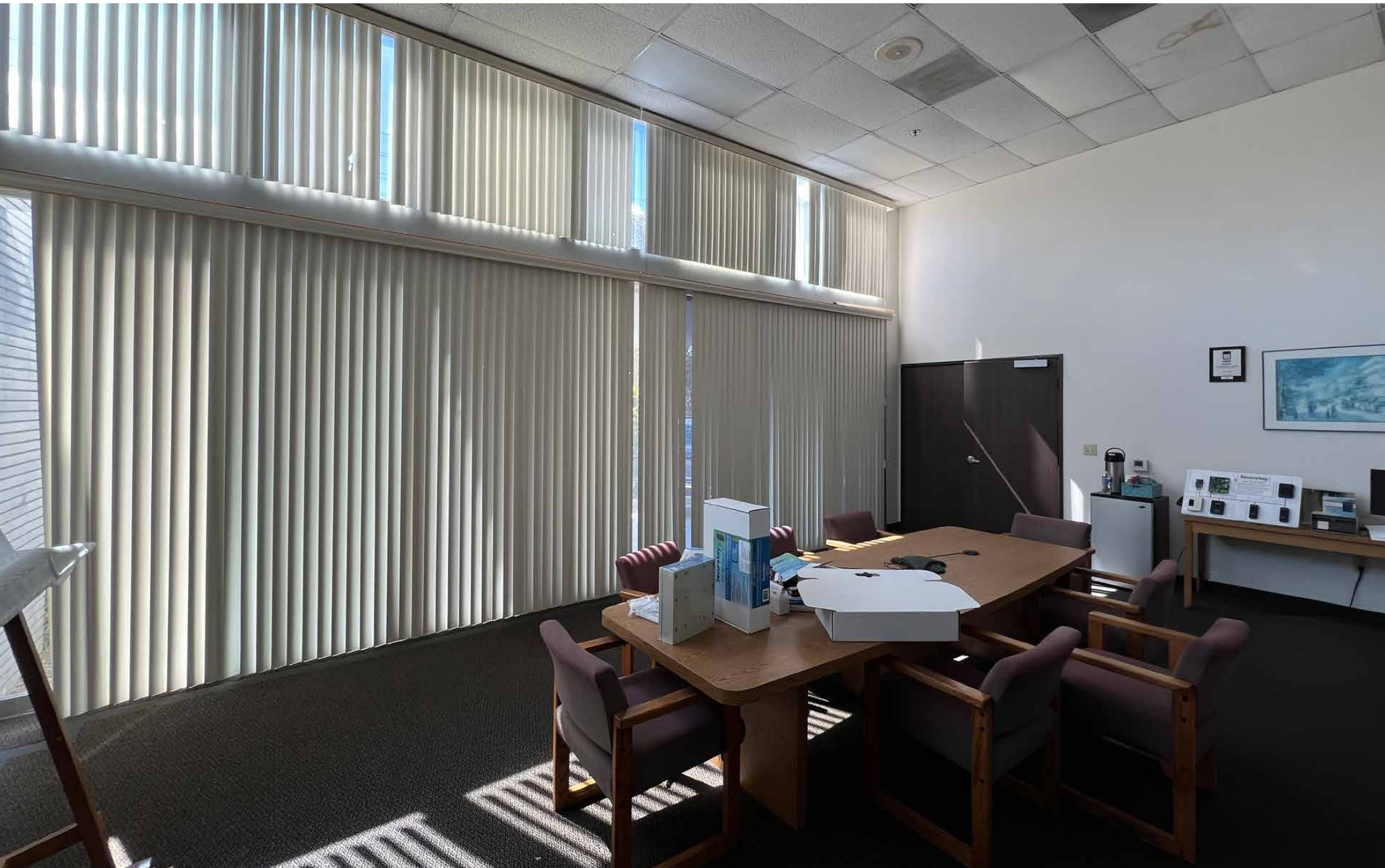
MANUFACTURING BUILDING
2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF



MANUFACTURING BUILDING
2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF



MANUFACTURING BUILDING

2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE
31,600 SF



MANUFACTURING BUILDING

2,000 AMPS / DOCK HIGH LOADING / 17' CLEARANCE

FOR LEASE 31,600 SF



DAVID YOUNG

C: 818 742 1651

dyoung@naicapital.com

Cal DRE Lic #00914504

CHAD GAHR, SIOR

C: 818 742 1626

cgahr@naicapital.com

Cal DRE Lic #01230414

NAI CAPITAL

15821 Ventura Blvd., Suite 320

Encino, CA 91436

naicapital.com | 818 905 2400

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE Lic #02130474

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE