

OFFERING MEMORANDUM

INDUSTRIAL PROPERTY

FOR SALE

20908 ITASCA ST.

Chatsworth, CA 91311

Marcus & Millichap



20908 ITASCA ST

EXCLUSIVELY
LISTED BY

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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale 20908 Itasca Street, a freestanding owner-user industrial property located in the highly desirable Chatsworth submarket. The property consists of 3,520 square feet of building improvements situated on a 0.15-acre MR2-zoned parcel and will be delivered vacant at the close of escrow, allowing an owner-user to immediately occupy the property.

The building features a functional 12-foot clear-span warehouse, 400-amp power, one grade-level loading door, remodeled office space and restrooms, and a secured, gated parking lot. The layout and infrastructure are well-suited for a wide range of industrial users seeking efficient operations in a tight infill market.

This offering presents a rare opportunity for an owner-user to acquire and control their real estate in one of the San Fernando Valley's most supply-constrained industrial submarkets, where vacancy remains extremely limited and replacement costs continue to rise. Attractive SBA financing is available for qualified buyers, significantly reducing the required equity and enabling users to lock in long-term occupancy at favorable terms.

INVESTMENT HIGHLIGHTS

Extremely Rare Opportunity to Acquire a Small Freestanding Warehouse in the West SFV

Heavy MR2 Industrial Zoning | Wide Array of Potential Uses

12 FT Clearance | 400 Amp Power

Remodeled Office and Restrooms | Ready for Further Customization

Gated and Secure Private Yard | Large Ground Level Loading Door

OFFERING SUMMARY

20908 ITASCA ST



Listing Price
\$1,499,000



Sale Type
Owner / User



Price/SF
\$425/SF

PROPERTY DETAILS

Address	20908 Itasca st Chatsworth, CA 91311
Building Size	3,520
Lot Size	6,547 SF (0.15 AC)
Zoning	MR2
Clear Height	12 feet
Power	400 AMP
Loading	One Ground Level (8'x8')
Parking	8 spaces
Office Space	200 SF
Restrooms	2
APN	2746-007-008



