

9541 MASON AVENUE CHATSWORTH, CA 91311

FOR LEASE 50,234 SF

PLUMMER ST

9541 MASON

MASON AVE

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

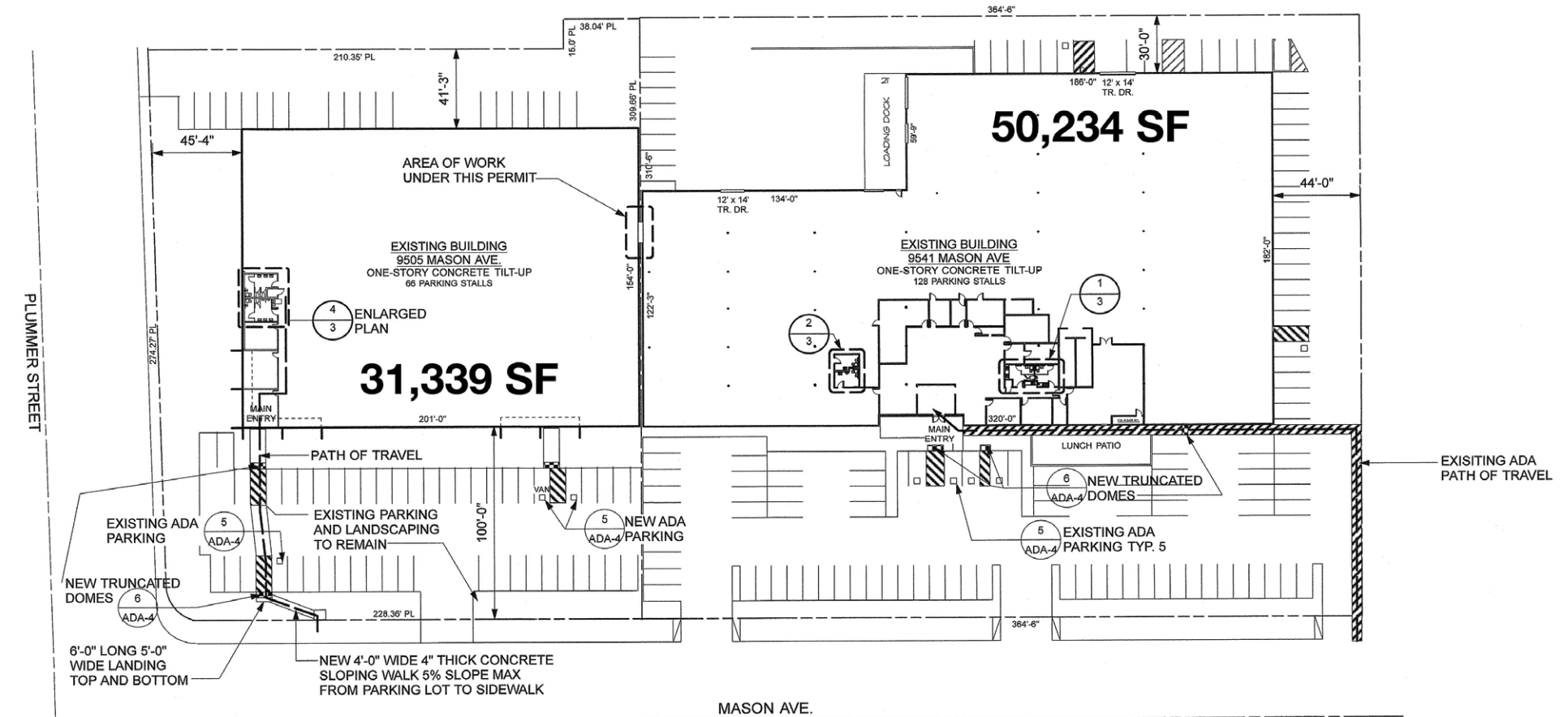


PROPERTY FEATURES

Building Size:	50,234 SF
NNN Lease Rate:	\$1.10 / SF NNN
NNN Expenses:	\$0.19 / SF
Office Area:	7,050 SF
Land Area:	113,632 SF
Clearance Height:	17'-19'
Loading:	(3 - 4) Dock High Loading Positions (2) 12' x 14' Ground Level Loading Doors
Electrical Service:	2,000 AMPS, 277/480 Volt; 3 Phase Heavily Distributed Power Throughout
Parking Stalls:	128 (2.54 / 1,000)
Zoning:	LAMR2-1

9541 Mason Avenue is a highly functional industrial building with major visibility fronting the signalized corner of Mason Avenue and Plummer Street in Chatsworth, CA. The building has 2,000 AMPS of heavily distributed power, making it an ideal option for manufacturing purposes. Additionally, the building's 17' - 19' interior ceiling clearance and 3 - 4 dock high loading positions make it an excellent option for distribution uses. The property is located in close proximity to the on and off ramps of the 118 freeway, as well as the dining and shopping amenities of the Northridge Mall.

SITE PLAN



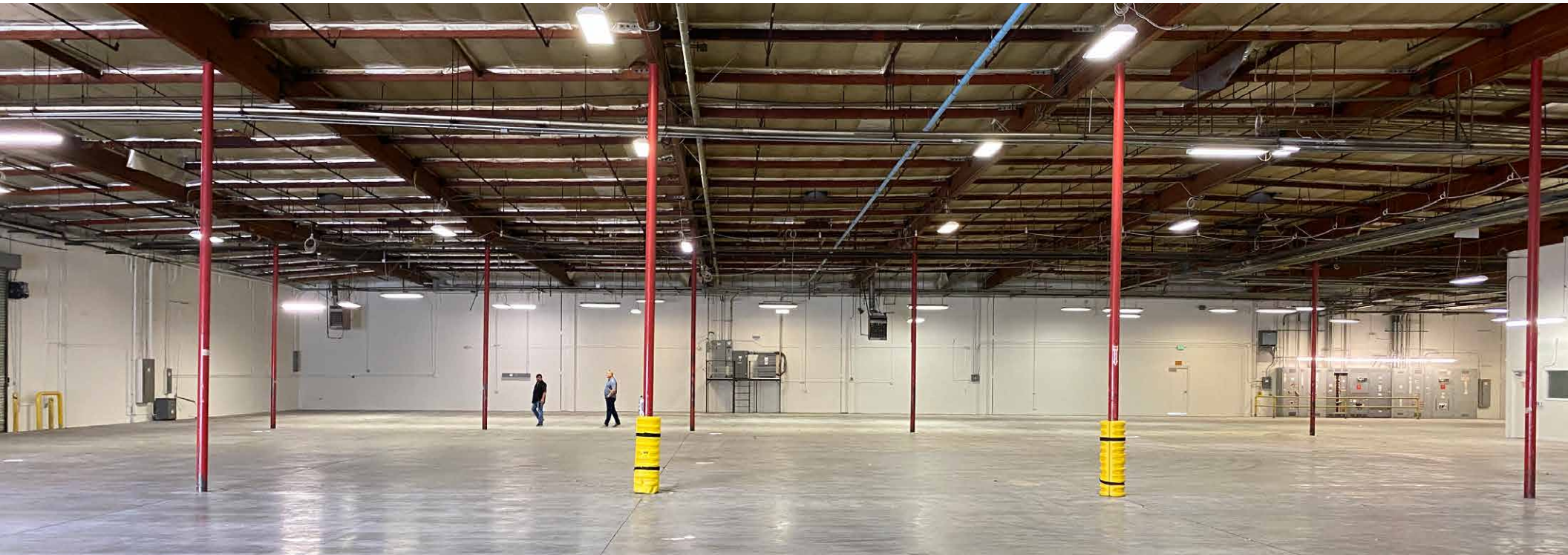
SITE PLAN
SCALE 1" = 40'-0"



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