

9540 Cozycroft Avenue, Chatsworth, CA 91311
20,447 SF INDUSTRIAL BUILDING

FOR LEASE



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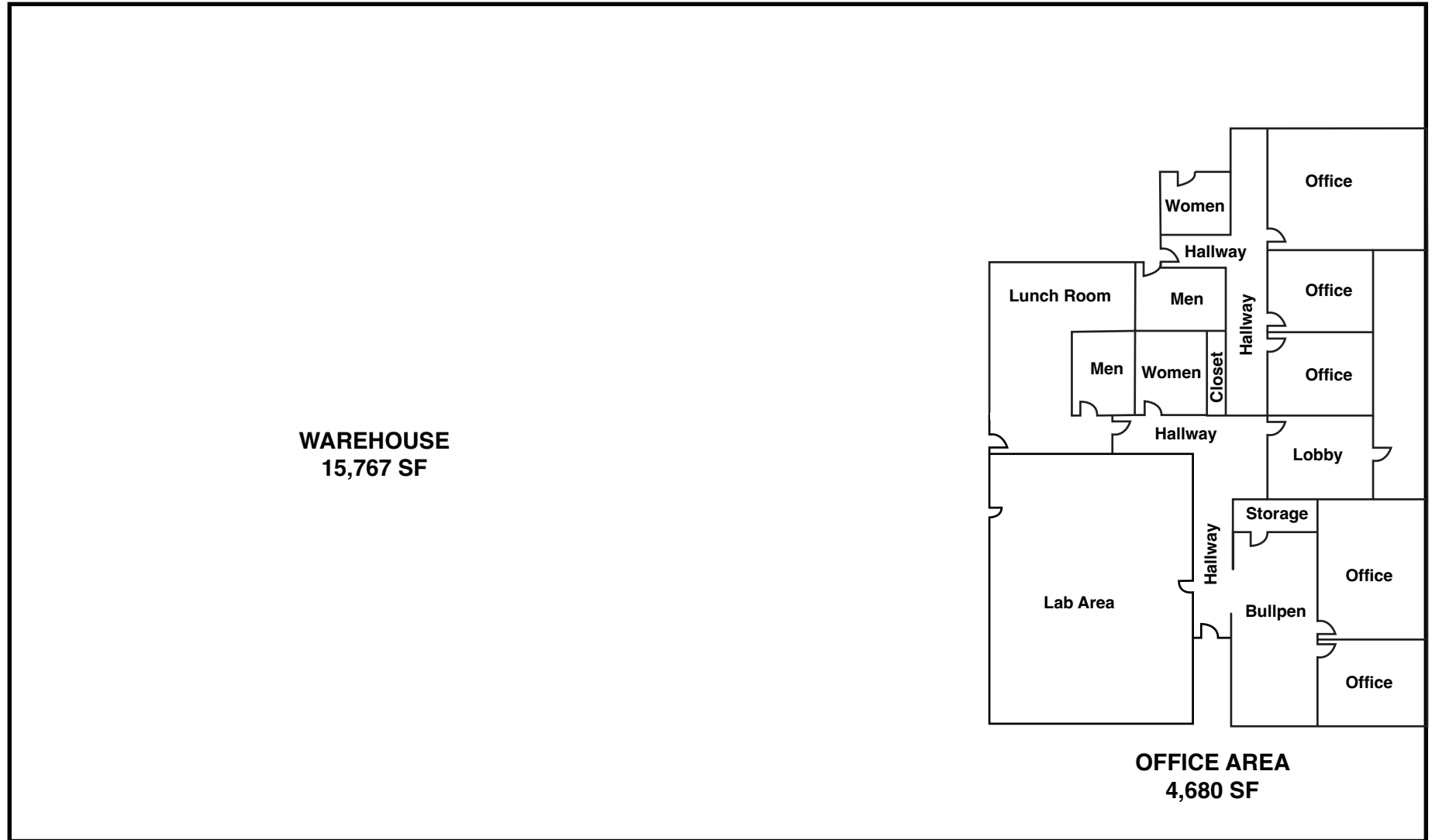
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PROPERTY FEATURES

Building Size:	20,447 SF
Term:	5-10 Years
Lease Rate:	\$1.30 / SF NNN
Estimated Building Operating Expenses:	\$0.18 / SF
Features:	Excellent Building for Manufacturing or Distribution Uses
Office Area:	4,680 SF
Clearance Height:	19'
Loading:	(2) 16' x 10' Ground Level Loading Doors
Parking:	42 Stalls (Fenced Rear Yard)
Power:	800 Amps of 240/480 Volt; 3 Phase
Zoning:	MR2-1
Location:	Prime Chatsworth location near the intersection of Mason Avenue and Plummer Street with easy access to both the 101 and 118 Freeways.

FLOOR PLAN



* NOT TO SCALE

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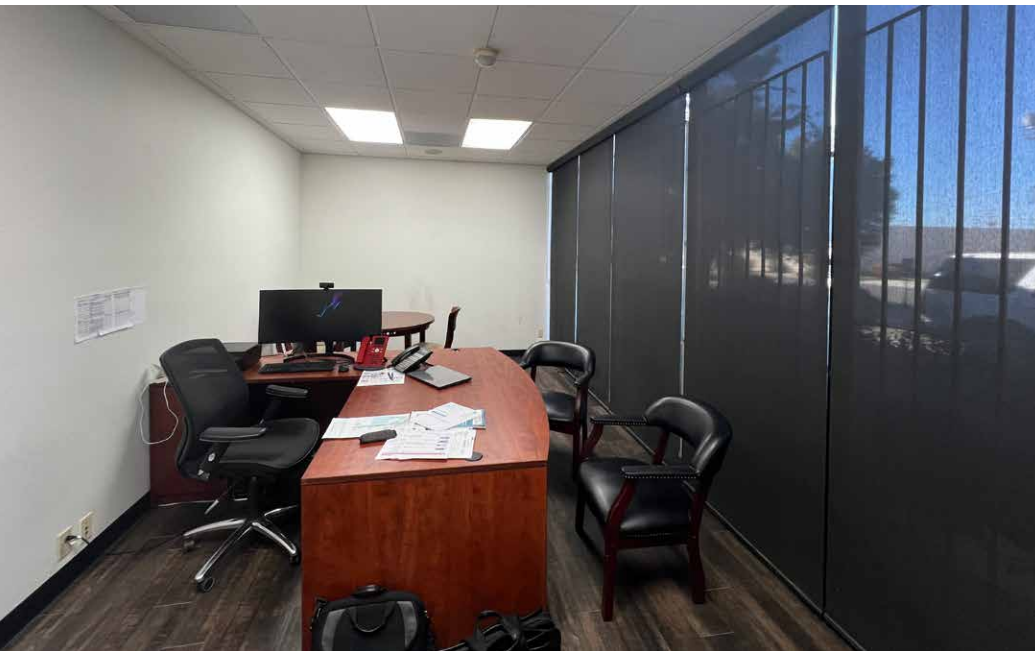
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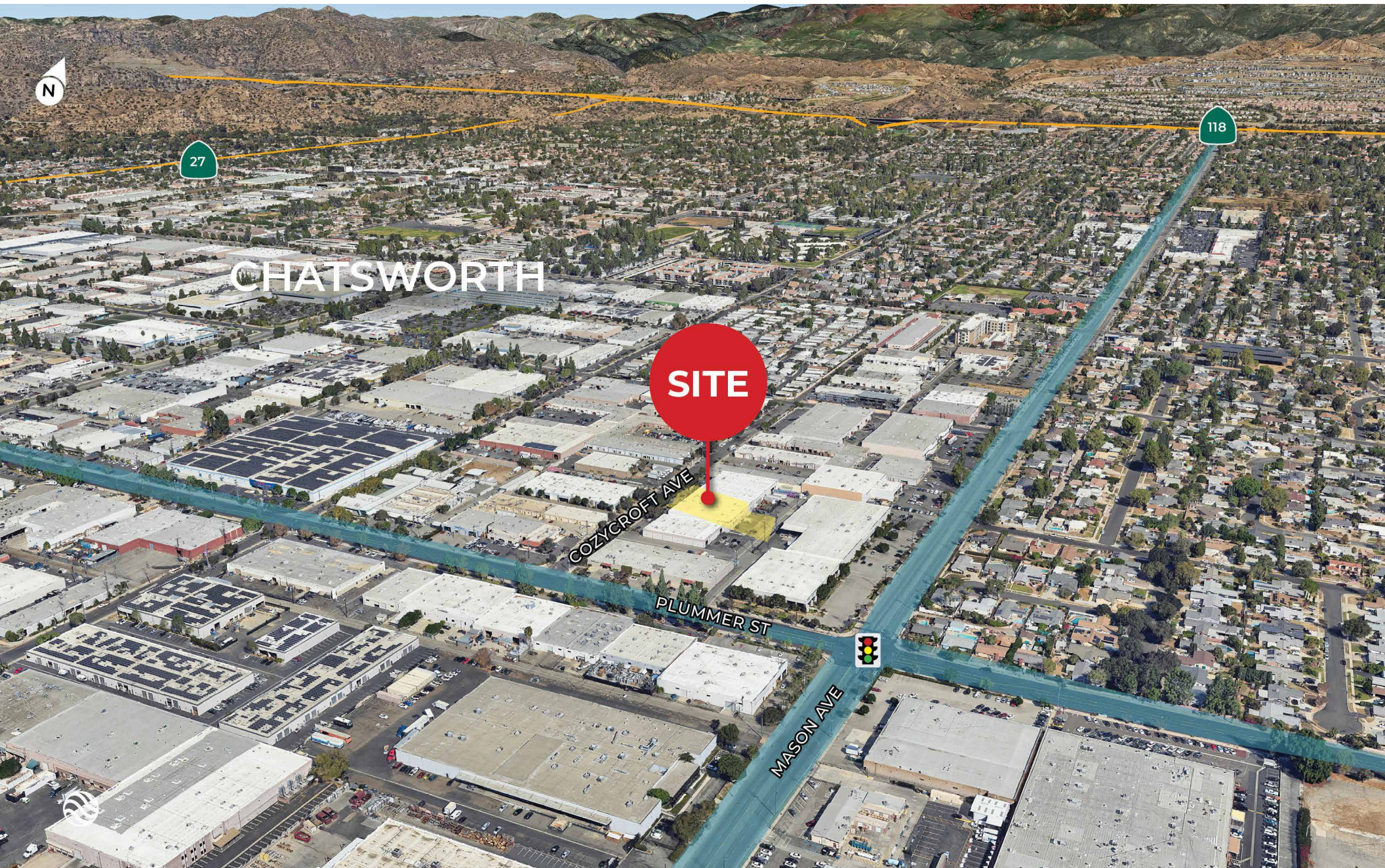
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