

# FOR LEASE

## 21208 NORDHOFF STREET CHATSWORTH, CA 91311

**GREAT  
BROKER BONUS  
FOR DEALS SIGNED BY  
12/31/2025  
CONTACT BROKER  
FOR DETAILS**

**APPROX. 1,416 SF  
AVAILABLE SPACE**

**\$1.55/SF/MO – MG**

### SUMMARY

<b>Property Type:</b>	Modified Gross
<b>Terms:</b>	Negotiable
<b>Available SQ.FT.:</b>	Approx. 1,416
<b>Zoning:</b>	LAMR1
<b>Year Built:</b>	1973
<b>Heat/Cool:</b>	Heating and AC Ventilation
<b>Specific Use:</b>	Light Industrial
<b>Restrooms:</b>	1
<b>Parking:</b>	2
<b>Electrical:</b>	A: 100 V: 240 Ø: 3 W: 4
<b>Min. Clear Height:</b>	15'
<b>Ground Level Doors:</b>	1 / 12' x 12'
<b>Offices #/SF:</b>	2 Offices + Reception Approx. 350 SF



### FEATURES

- Front Unit
- In a Most Desired Business Park in the SFV
- Rear Loading Door
- HVAC in Offices
- Nice Space for Warehouse, Light
- Assembly, Distribution, Marketing Group
- Priced to Attract a Quality Tenant



**WALK SCORE  
62**



**TRANSIT SCORE  
50**

Notes: Estimated CAM Fees \$0.15/SF/MO  
Lessee to verify power and all information contained on brochure.

### TRAFFIC COUNT – 2022

Street	Cross Street	Traffic Volume	Miles from Subject Property
Nordhoff St.	Canoga Ave. W	19,823	0.18 mi
Canoga Ave.	Parthenia St. S	22,169	0.28 mi
Nordhoff St.	De Soto Ave E	26,325	0.30 mi

Airport	Drive	Distance
Bop Hope	27 min	19.2 mi
LAX	43 min	29.4 mi

Commuter Rail	Drive	Distance
Chatsworth	5 min	1.9 mi
northridge	7 min	3.5 mi

### FOR MORE DETAILS:

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EXECUTIVE VICE PRESIDENT  
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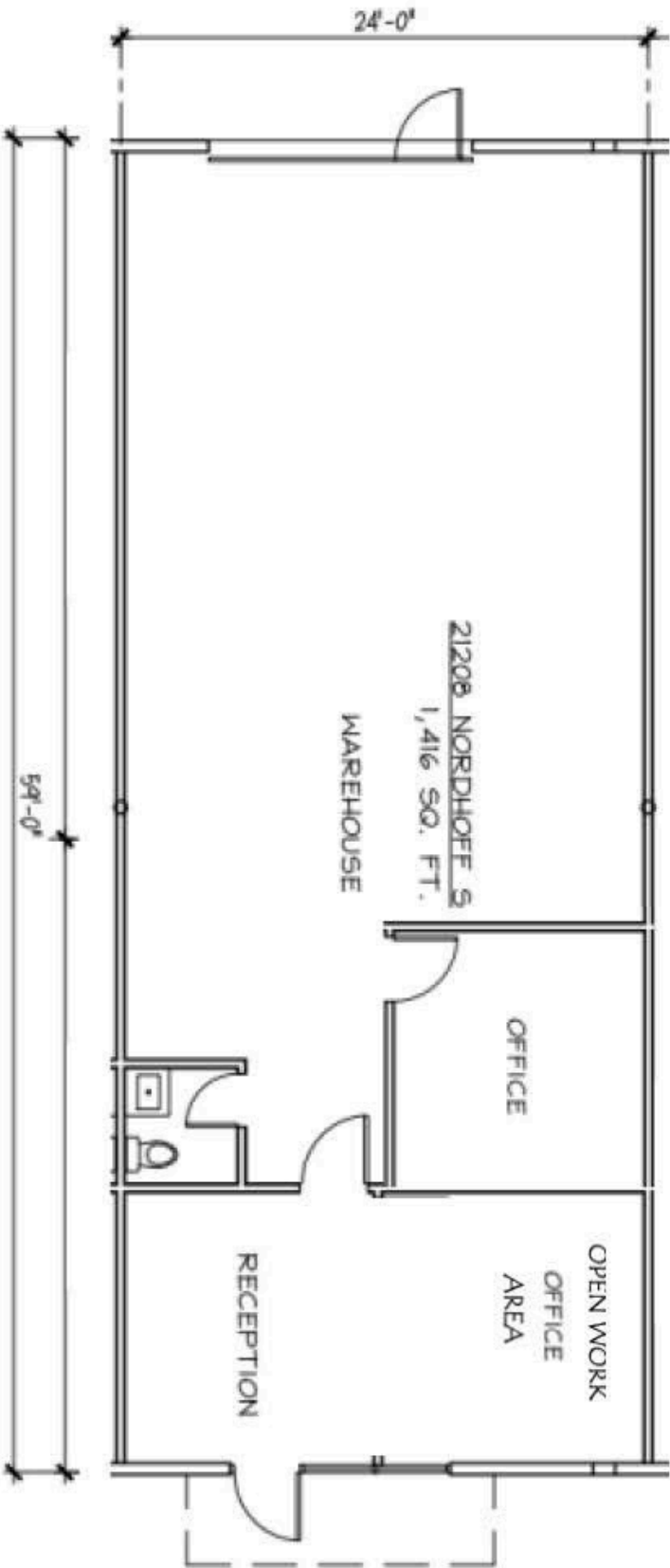


DRE License No: 01527289

THE ABOVE INFORMATION HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE DO NOT TAKE RESPONSIBILITY FOR ITS CORRECTNESS.

FLOOR PLAN

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CHATSWORTH, CA 91311



NOT TO SCALE