

1,000 SF | INDUSTRIAL | CHATSWORTH

1,000
SQUARE FEET

\$1.90/mo
APPROX RENT/SF

\$1,900/mo
BASE RENT

(818) 717-0200
www.tsko-re.com

PROPERTY ADDRESS

**9909 CANOGA AVE, UNIT G
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **12/1/2025**

DESCRIPTION

Unit Size (approximate): 1,000 square feet Industrial Space WAREHOUSE | ONE OFFICE

Restroom: One (sink & toilet)
Power: 100-Amp 3-Phase Service & 100-Amps Single Phase
Parking: (1) Unreserved Space
Overhead Door: Ground Level about 10'x10'
Evaporative Cooler & Space Heater in Warehouse

Tenant pays for its own electricity, gas (heating), telephone, internet. Water is reimbursed through CAMs
Please no woodworkers, welders, marijuana or automotive use

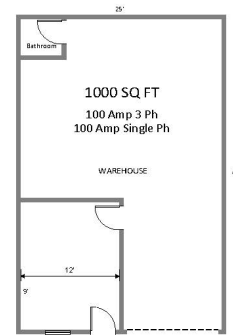
- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$110.00 (\$.11 PSF)
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

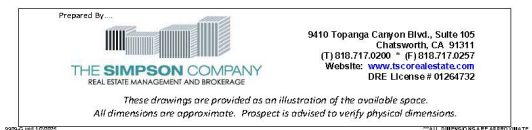
- 10' x 10' Overhead Door

RENTAL TERMS

Monthly Base Rent	\$1,900.00
Security Deposit	Based on Financials
Estimated CAM FEE	~\$110.00



Unit G
9909 Canoga Ave.
Chatsworth, Ca. 91311



AVAILABLE
INDUSTRIAL WAREHOUSE
818-717-0200
JEREMY WACKER

THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES
tscorealestate.com

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