

FOR LEASE

9540 De Soto Ave
Chatsworth, CA 91311

76,421 SF Manufacturing Facility



HEAVY POWER: 8000 AMPS, 480 VOLTS, 3 PHASE

Kevin Carroll

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Billy Walk

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William.Walk@colliers.com

Accelerating success.

Property Highlights



Heavy Power: 8000 Amps/480 Volt



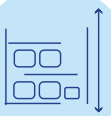
Excellent Freestanding
Manufacturing Facility
with Main Street Frontage



100% HVAC



Abundant Rooftop Parking:
142 Spaces (1.9:1 Ratio)



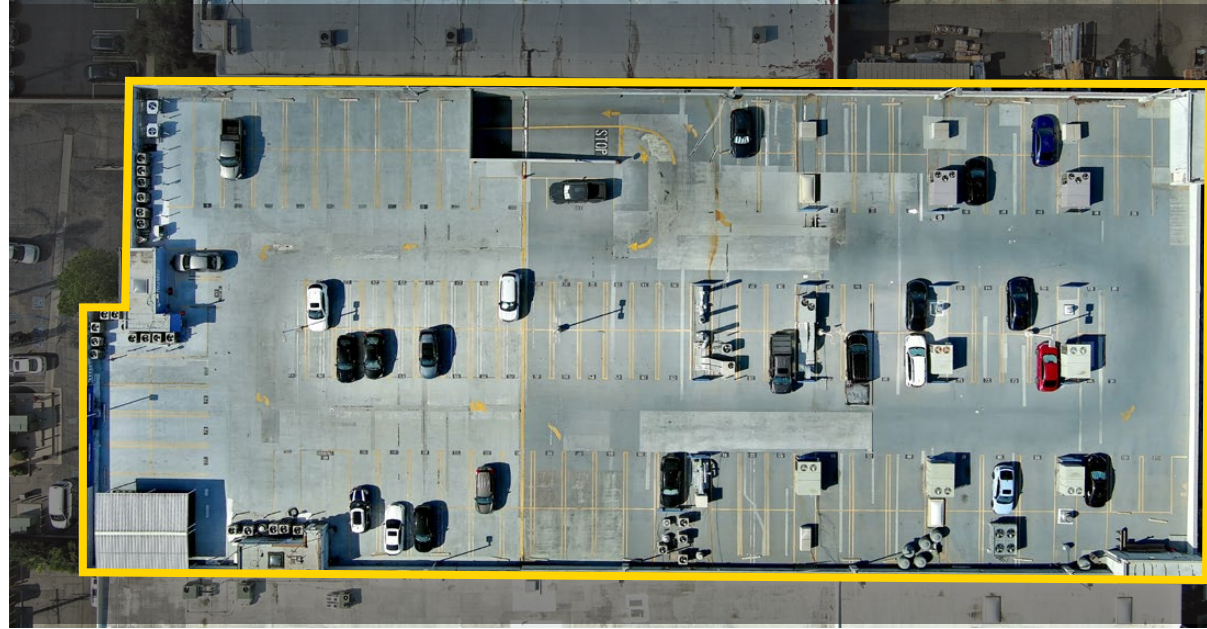
26' Clear Height



2 Dock High Doors



Low Net Charges





Building Information

Available SF	76,421
Lot Size	1.38 Acres
Lease Rate PSF	\$1.24 NNN
Low Net Charges	\$0.12 PSF!
Clear Height	26'
DH Doors / Dim	2 / 10'x10'
Power	8000A, 277/480,3Ph, 4W
Parking Spaces / Ratio	142 / 1.9:1
Office SF	30,842 (Flex-Configured)
Mezzanine Office SF	23,989 (Included in Available)
Restrooms	10
Sprinklered	Yes
Year Built	1987, Renovated 1994
Zoning	LAMR2
Possession	January 1, 2027
To Show	Call Agent

Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

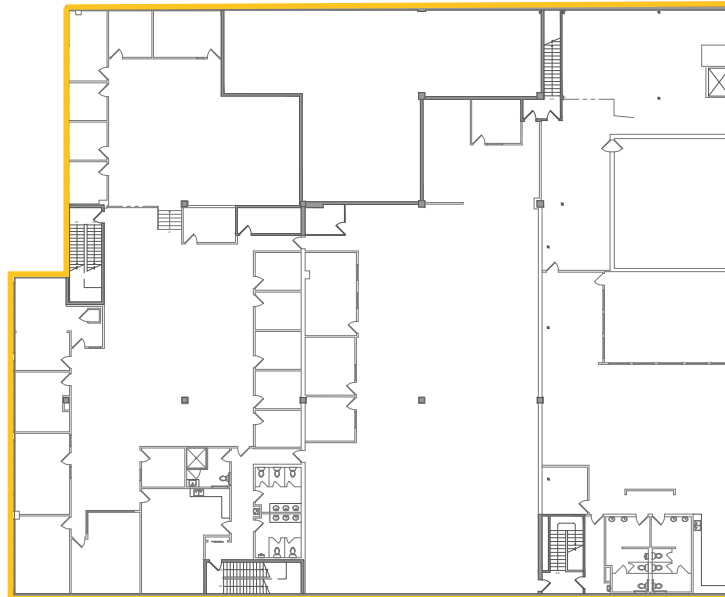
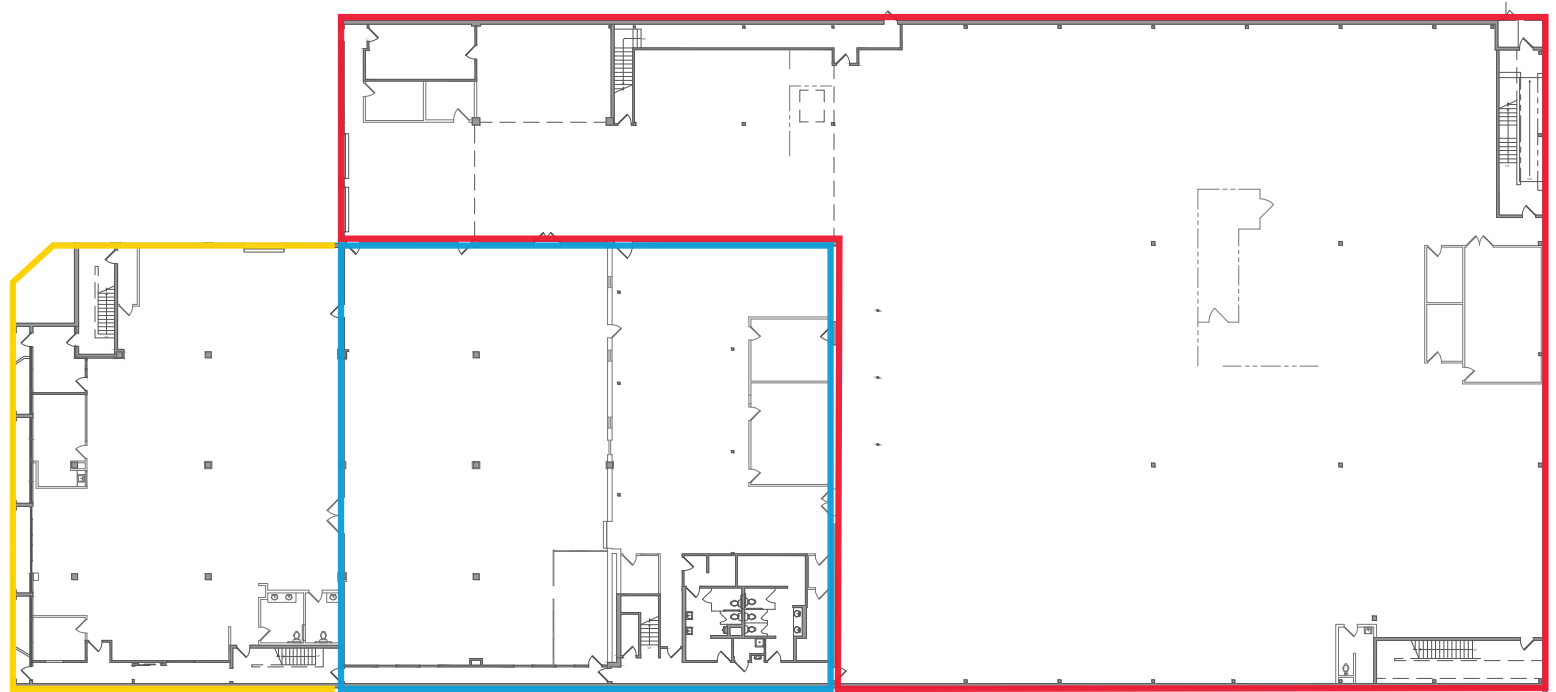
Layout

34,646 SF
Warehouse Area

10,933 SF
Assembly Area

6,853 SF
Ground Floor Office

TOTAL 1ST FLOOR AREA
52,432 SF

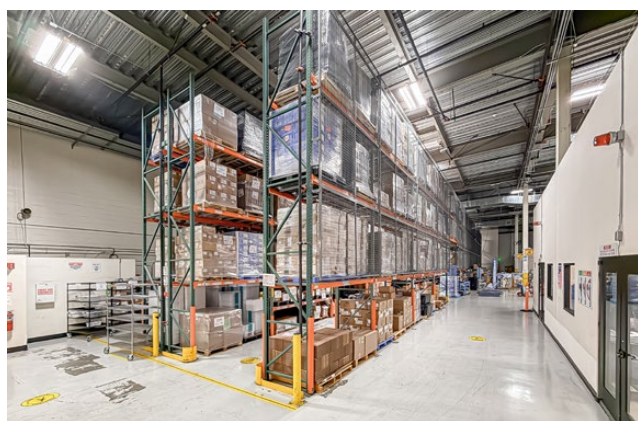
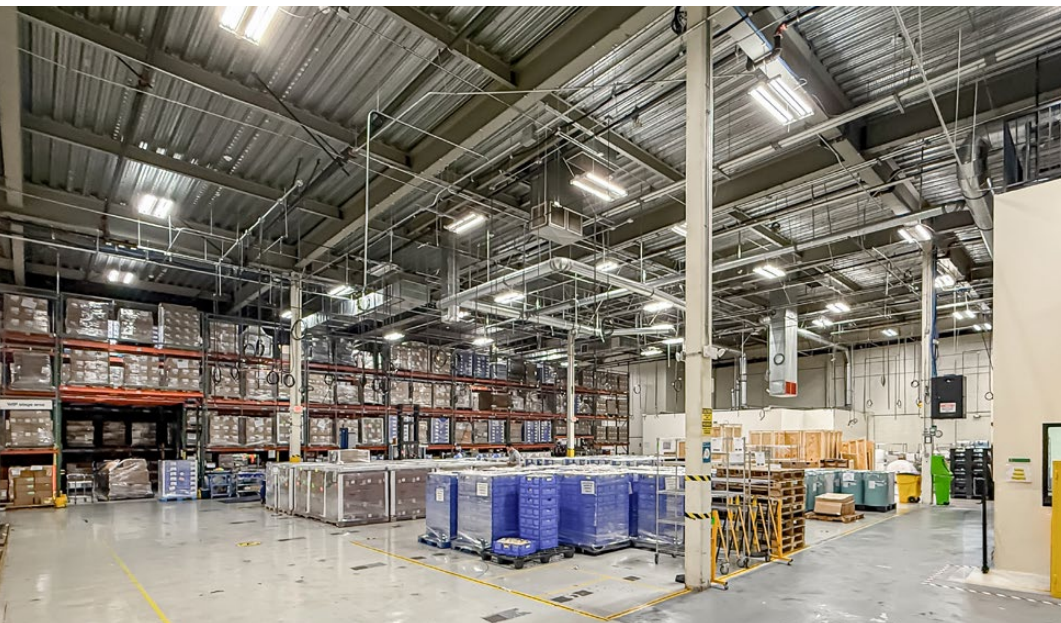


TOTAL MEZZANINE OFFICE
23,989 SF

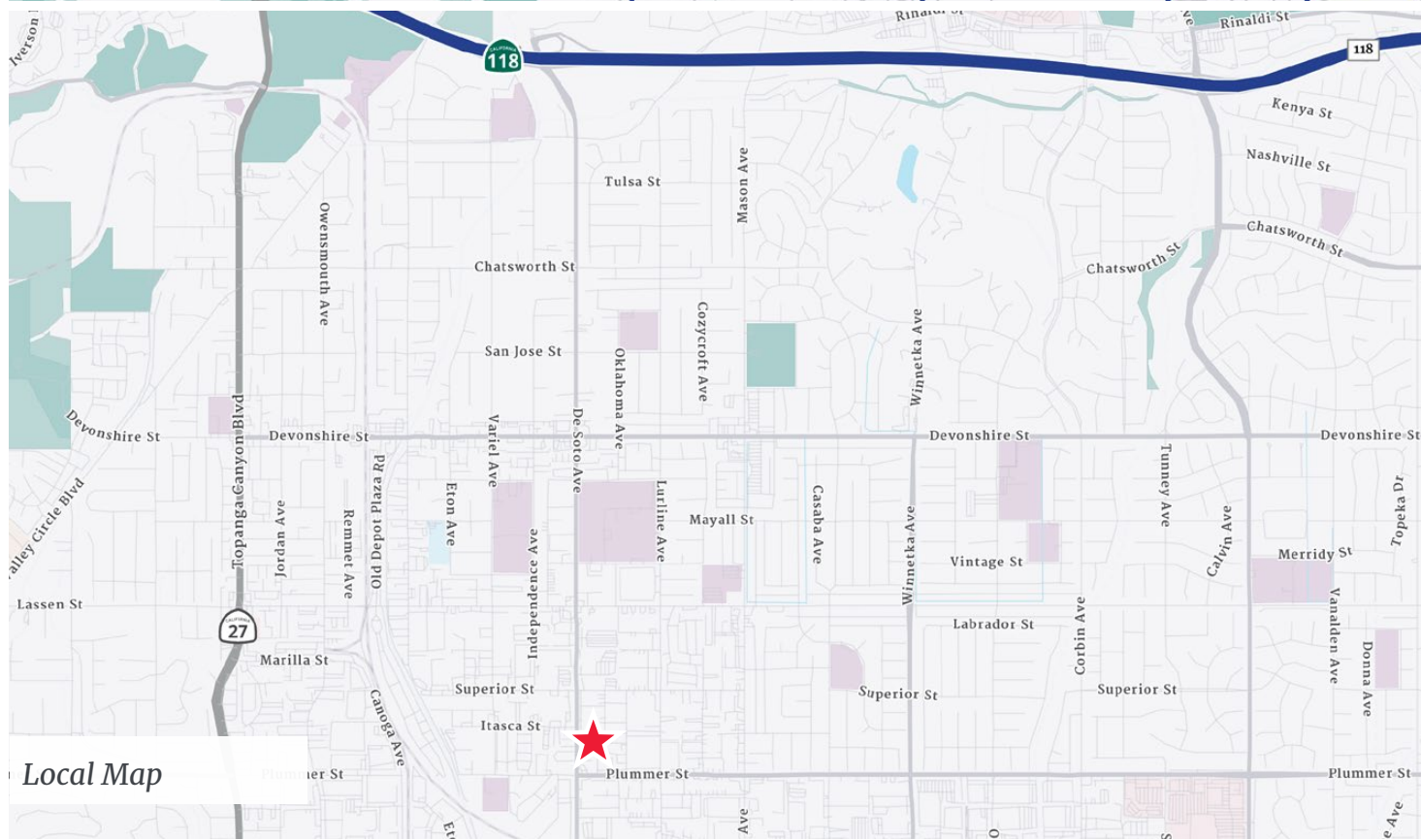
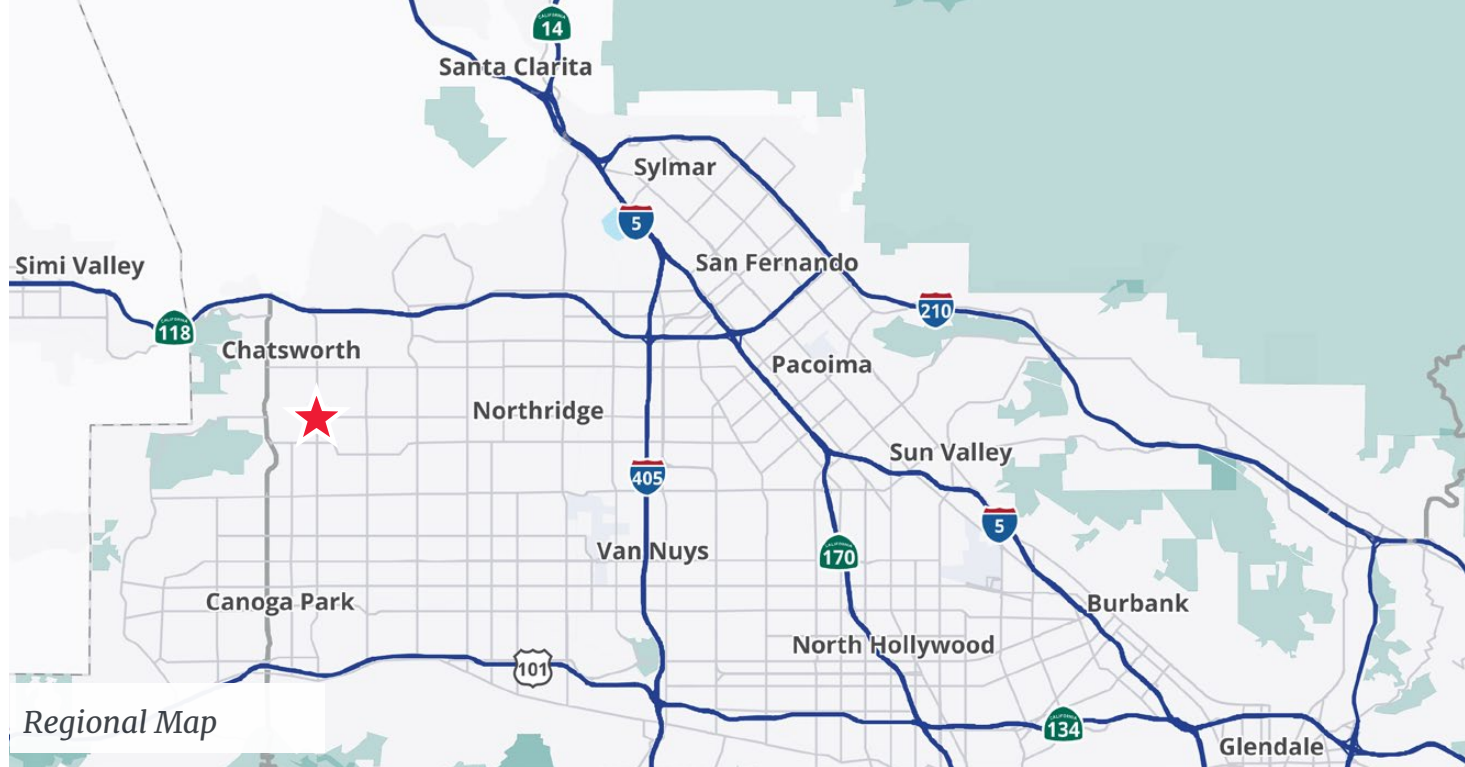
Exterior Photos



Interior Photos



Location Maps





Contact Info

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