

**THE PREMIER  
DISTRIBUTION FACILITY IN THE  
WEST SAN FERNANDO VALLEY**

**NORDHOFF ST**

**FOR LEASE**

**20525 NORDHOFF STREET  
CHATSWORTH, CA 91311**

**105,984 SF AVAILABLE**

**BENNETT ROBINSON**

Vice Chairman  
Lic. 00984312  
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bennett.robinson@cbre.com

**CBRE, INC.**

Broker Lic. 00409987  
5921 Owensmouth Ave.  
Woodland Hills, CA 91367

**CBRE, INC.**

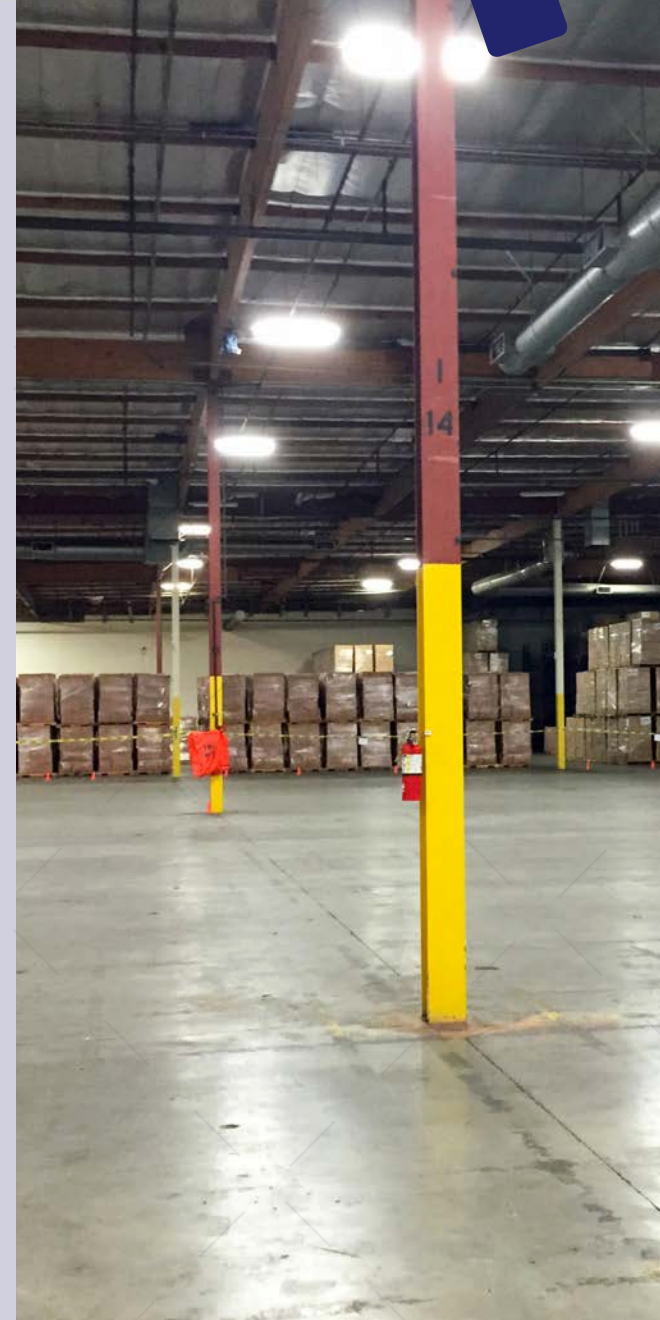
Broker Lic. 00409987  
234 South Brand Boulevard  
Suite 800  
Glendale, CA 91204

**CBRE**



## PROPERTY HIGHLIGHT

- The Primary Distribution Facility in the West San Fernando Valley
- Eight Dock High Loading Positions with Electric Pit Load Levelers
- Energy Efficient T-8 Lighting with Motion Sensors
- Ideal for Storage/Distribution
- 24' Clearance
- Fully Sprinklered
- Previously Occupied by Movie Production and Studio Use

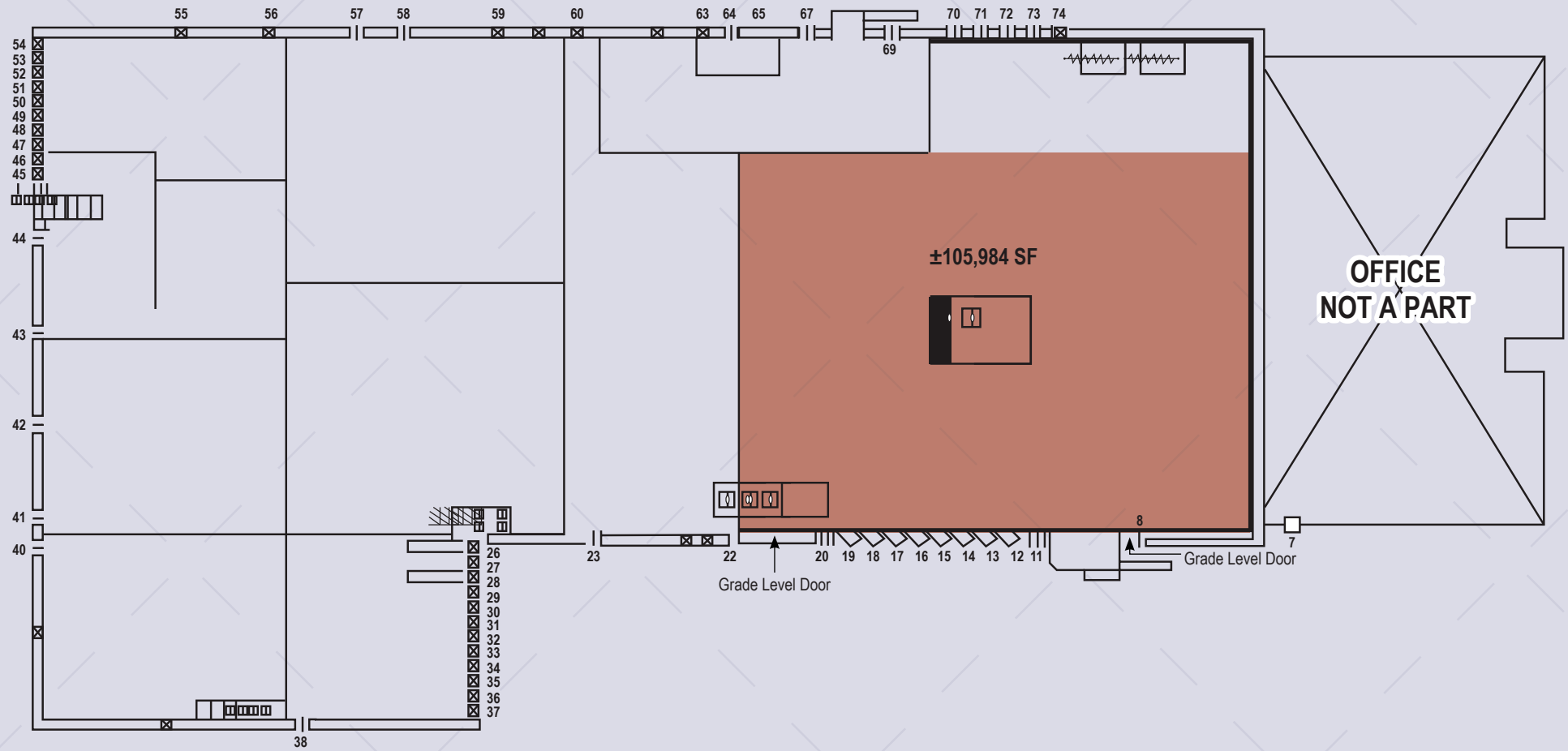


\*Photos are of the 105,984 SF portion of the building.



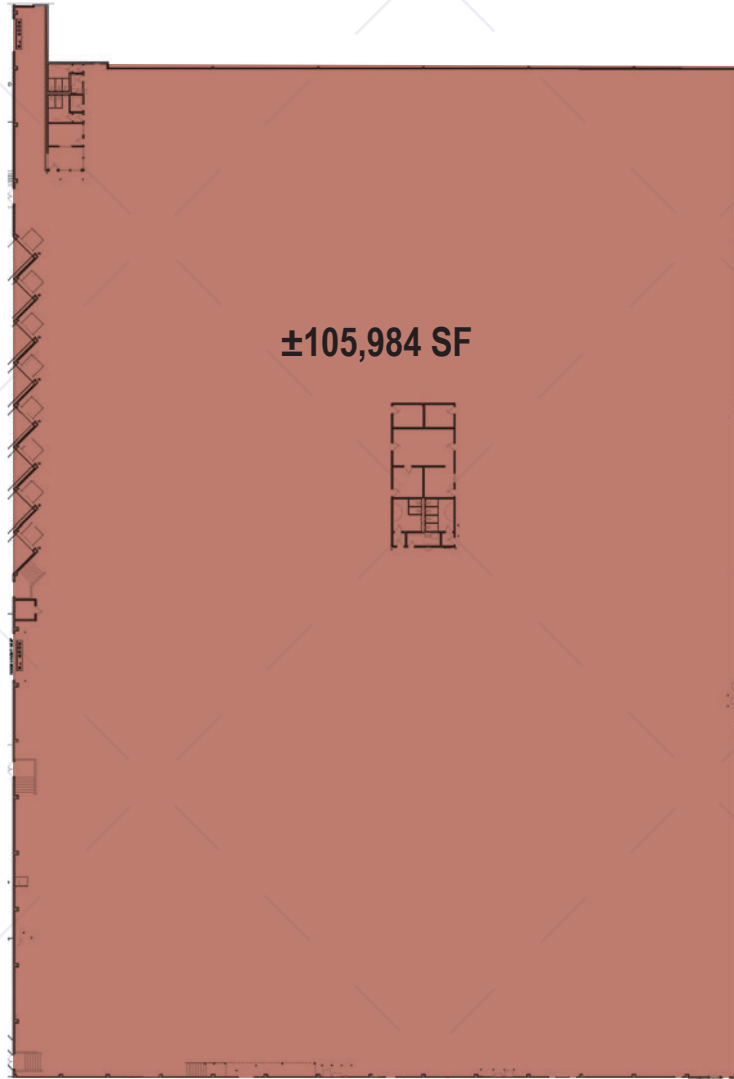


# SITE PLAN





## FLOOR PLAN - ±105,984 SF



### HIGHLIGHTS:

**Available SF:** 105,984 SF

**Office SF:** 1,896 SF (7) Offices  
(4) Restrooms

**Lease Rate:** \$1.59 Industrial Gross

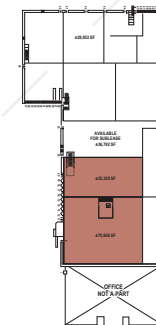
**Trk Hi Pos:** Eight (8) 10' X 10' Electric Loading Doors

**Grd Lev Drs:** Two Doors (1)12' X 13'-11" / (1) 18' X 16'  
(via ramp)

**Min Clr Hgt:** 24'

**Power:** 1,000 Amps, 277-480 Volt (More power available)

**Parking:** 45





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**CHATSWORTH, CA 91311**

**LEGEND**

- |                    |                        |                    |                                |                           |                         |                    |
|--------------------|------------------------|--------------------|--------------------------------|---------------------------|-------------------------|--------------------|
| 1. WELLS FARGO     | 7. COLD STONE CREAMERY | 13. SUBWAY         | 19. CROSSFIT                   | 25. LOWE'S                | 31. MIMI'S CAFE         | 37. UPS STORE      |
| 2. CAPITAL ONE     | 8. YOGURLAND           | 14. MCDONALD'S     | 20. ORANGE THEORY FITNESS      | 26. ADT SECURITY SERVICES | 32. BREWERS ASSOCIATION | 38. US POST OFFICE |
| 3. BANK OF AMERICA | 9. BURGER KING         | 15. SUBWAY         | 21. LOCAL GROCERY              | 27. FERGUSON              | 33. APPLEBEE'S          |                    |
| 4. STARBUCKS       | 10. EL POLLO LOCO      | 16. SUBWAY         | 22. TRUE VALUE HARDWARE        | 28. ABC SUPPLY            | 34. BLACK ANGUS         |                    |
| 5. STARBUCKS       | 11. DEL TACO           | 17. CRUNCH FITNESS | 23. ALLIED BUILDING PRODUCTS   | 29. OLIVE GARDEN          | 35. FRESHII             |                    |
| 6. MENCHI'S YOGURT | 12. FARMER BOYS        | 18. LA FITNESS     | 24. GRAINGER INDUSTRIAL SUPPLY | 30. BIG BOY               | 36. LOCAL RESTAURANTS   |                    |

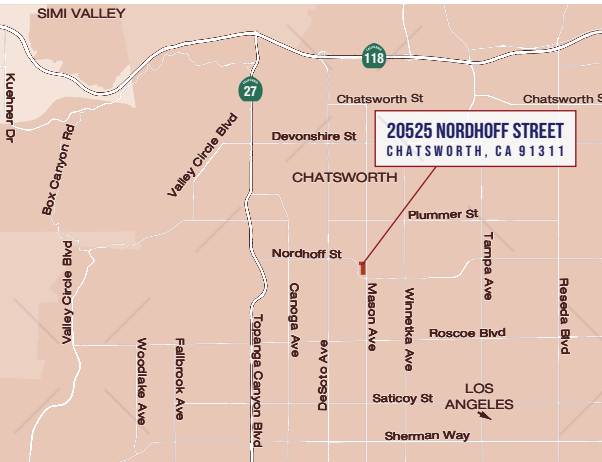


# 20525 NORDHOFF STREET | CHATSWORTH, CA 91311

## DRIVE TIMES FROM 20525 NORDHOFF ST.

To Los Angeles International 45 Min.  
To Burbank Airport 30 Min.

## AREA MAPS



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