



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**DOCK HIGH
LOADING**

**15,000 SF
INDUSTRIAL BUILDING**
AVAILABLE FOR LEASE

9200 GAZETTE AVE. | CHATSWORTH, CA

PATRICK REDDY
Principal
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DRE# 01901872

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

THE PROPERTY

9200 GAZETTE AVE. | CHATSWORTH, CA



ABOUT THE PROPERTY

- ✓ Over-Sized Yard
- ✓ Dock High Loading
- ✓ Ideal for Warehousing & Distribution
- ✓ Convenient to US 118, I 5 & I 405 Freeways



15,000
Square Footage



\$1.40 PSF INDUSTRIAL GROSS
Lease Rate



LAMR2
Zoning



16' — 19'6"
Clear Height



10' X 10'5"
Dock High Door



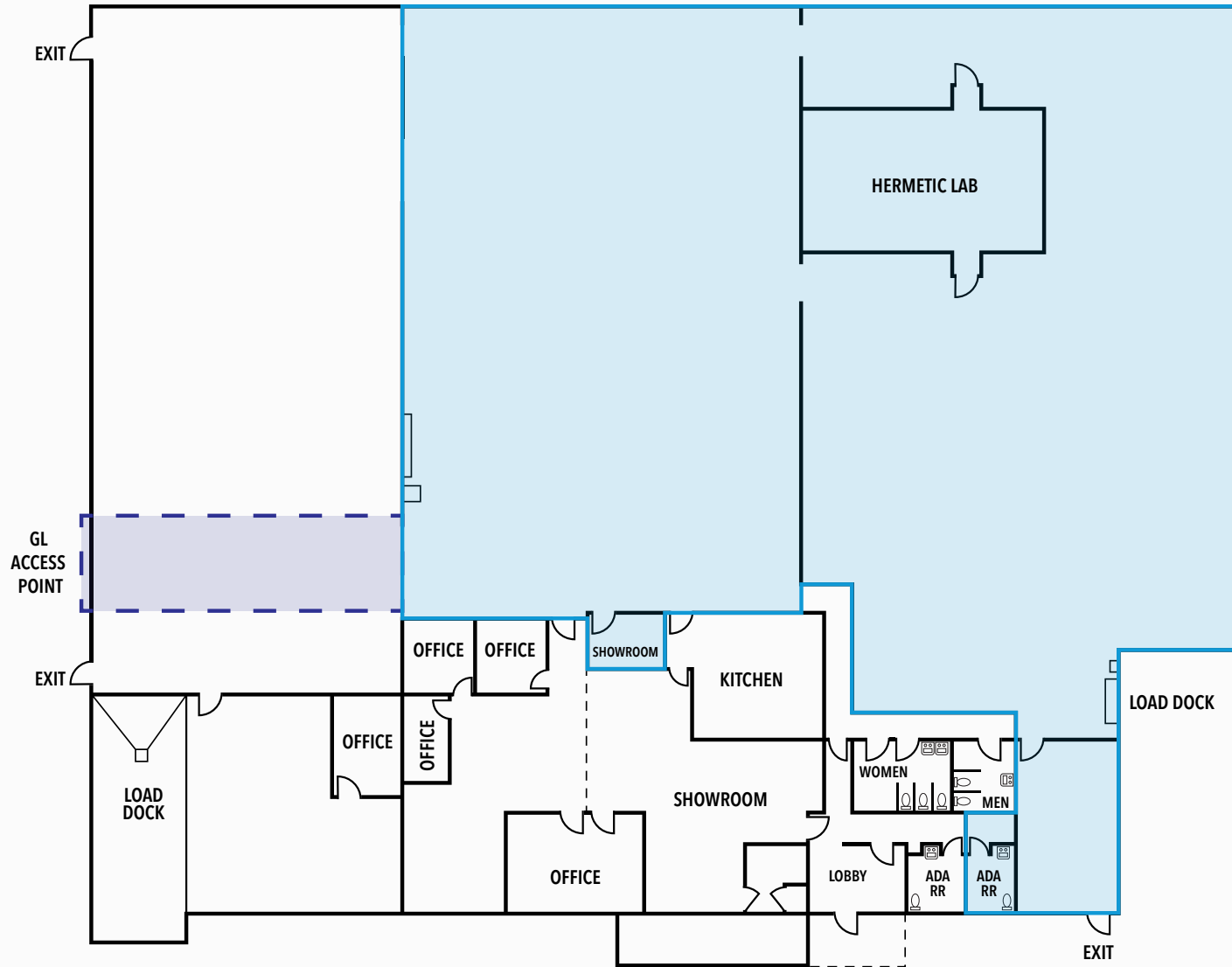
8' X 10'
Ground Loading Door



200A | 480V 3 PHASE 4 WIRE
Power

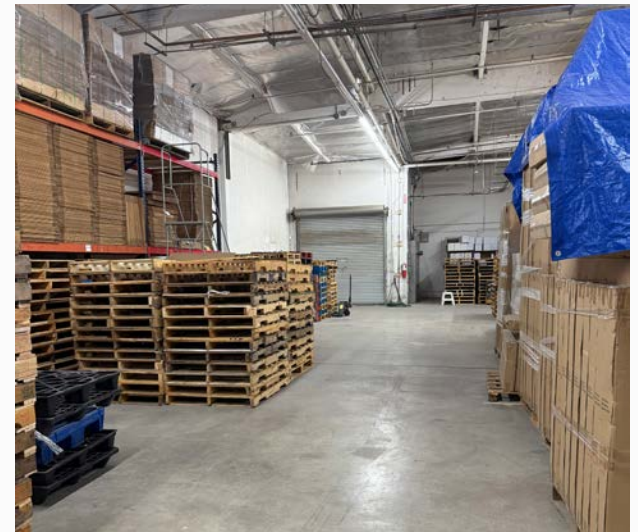
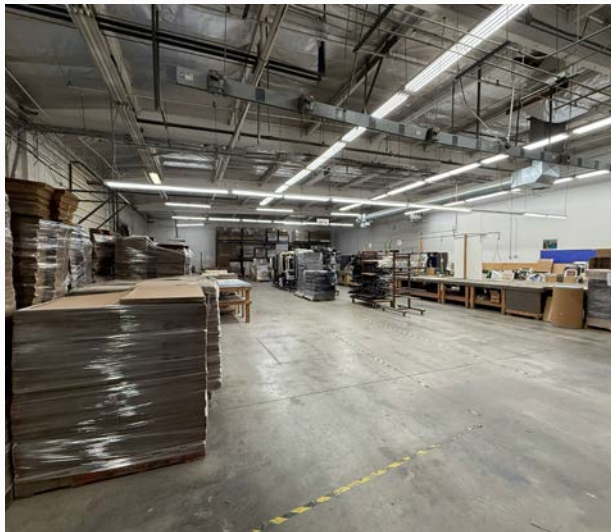
FLOOR PLANS

9200 GAZETTE AVE. | CHATSWORTH, CA



PROPERTY PHOTOS

9200 GAZETTE AVE. | CHATSWORTH, CA



AMENITIES MAP

9200 GAZETTE AVE. | CHATSWORTH, CA





9200 GAZETTE AVE
CHATSWORTH, CALIFORNIA

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**LEE & ASSOCIATES
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