

1,300 SF | INDUSTRIAL | CHATSWORTH

1,300
SQUARE FEET

\$1.75/mo
APPROX RENT/SF

\$2,275/mo
BASE RENT

(818) 717-0200
www.tscorealestate.com

PROPERTY ADDRESS

**9850 OWENSMOUTH AVE, UNIT 2
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **8/1/2025**

DESCRIPTION

Unit Size (approximate): 1,300 square feet Industrial Space WAREHOUSE | TWO OFFICES

Restroom: One (sink, toilet & water heater)
Power: 100-Amp 3-Phase Service
Parking: (3) Spaces
Overhead Door: Ground Level about 10'x10'
Evaporative Cooler & Space Heater in Warehouse

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

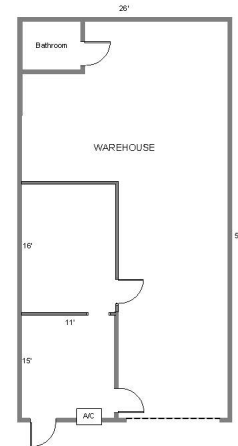
- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$120.00
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

- 10' x 10' Overhead Door

RENTAL TERMS


Monthly Base Rent	\$2,275.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$120.00



1300 SQ FT
100 Amp 3 Ph

Unit 2
9850 Owensmouth Ave.
Chatsworth, CA 91311

Prepared By...



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*These drawings are provided as an illustration of the available space.
All dimensions are approximate. Prospect is advised to verify physical dimensions.*



**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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