

For Sale

📍 9621 - 9631 Irondale Avenue | Chatsworth, CA



48,275 SF

Free-Standing Building

- » Asking price: \$275 PSF
- » ±9,500 SF office
- » Suitable for manufacturing/distribution/film production/flex office space
- » Two addresses with identical, symmetrical entrances for enhanced visibility and access
- » Heavy power: 2,200 amps (4 panels)
- » 3 ground-level doors (10'W x 12'H)
- » 16' clear height
- » 96 parking stalls (1.99/1,000 SF)
- » Zoning: MR-2



Prime location near the intersection of De Soto Avenue and Plummer Street



Free-standing building with drive around access



Great street front exposure along Irondale Avenue

Jonathan Larsen
EXECUTIVE VICE CHAIRMAN & PARTNER
213.650.3860
jonathan.larsen@streamrealty.com
Lic. 01008099

Chandler Larsen
MANAGING DIRECTOR
213.650.3859
chandler.larsen@streamrealty.com
Lic. 01945605

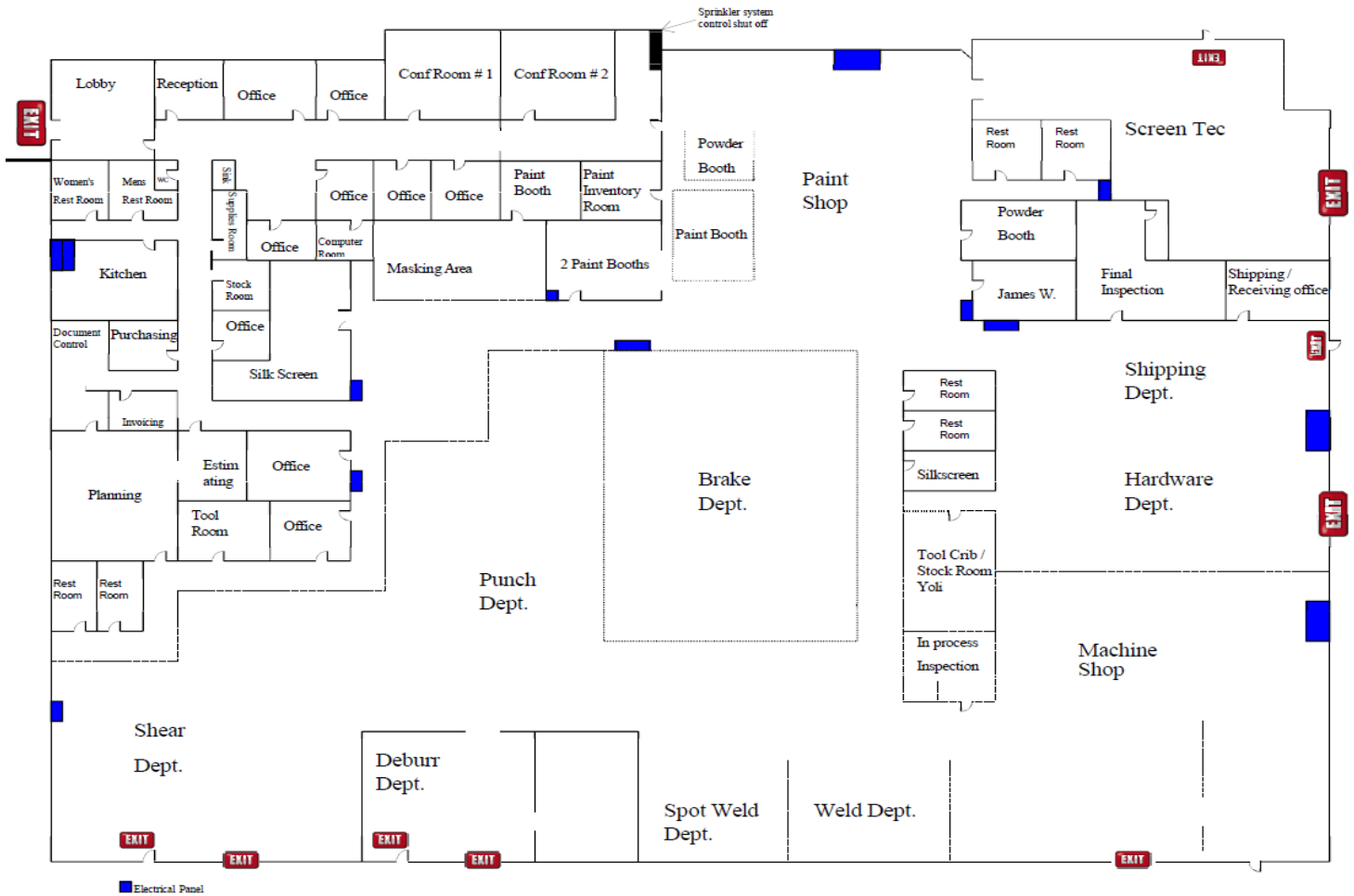
Sebastian Bernt
ASSOCIATE
818.584.9500
sebastian.bernt@streamrealty.com
Lic. 02218235

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FLOOR PLAN



* Site plans deminsions and depictions are approximate.

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