

AVAILABLE



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PRIME WEST SFV INDUSTRIAL SPACE WITH HIGH VISIBILITY & EASY FWY ACCESS

20600-20630 Lassen St., Chatsworth, CA 91311



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PROPERTY FEATURES

20600-20630 Lassen St., Chatsworth, CA 91311



APPROX. 2,930 SF

INDUSTRIAL SPACE AVAILABLE FOR LEASE

- ✓ 14' clear height in warehouse
- ✓ Large roll-up door
- ✓ 200 amp, 3-phase power
- ✓ Warehouse with small 4 room office
- ✓ 2 restrooms
- ✓ HVAC controlled office
- ✓ Parking in front

AREA AMENITIES

- ✓ Excellent unit in a prime West SFV location
- ✓ Beautifully maintained property
- ✓ Located on busy Lassen Street
- ✓ Minutes from the 118 Freeway

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	17,221	158,101	404,329
	Avg. HH Income	\$110,462	\$118,693	\$113,809
	Daytime Pop	14,367	130,906	334,630
	Traffic Count	± 23,517 CPD ON LASSEN ST		

INDUSTRIAL SPACE
CHATSWORTH, CA

INTERIOR PHOTOS

20600-20630 Lassen St., Chatsworth, CA 91311





AVAILABLE



AERIAL MAP



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SENIOR ASSOCIATE

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