



NORDHOFF ST

THE PREMIER
DISTRIBUTION FACILITY IN THE
WEST SAN FERNANDO VALLEY

FOR LEASE

20525 NORDHOFF STREET
CHATSWORTH, CA 91311

\$1.59 PSF + \$0.12 PSF CAM INCLUDES UTILITIES
105,984 SF AVAILABLE

**4% COMMISSION TO CO-OP BROKER FOR
INITIAL LEASE TERM ON A MINIMUM 5-YEAR
LEASE TERM THAT IS FULLY EXECUTED ON
OR BEFORE APRIL 30, 2026**



BENNETT ROBINSON

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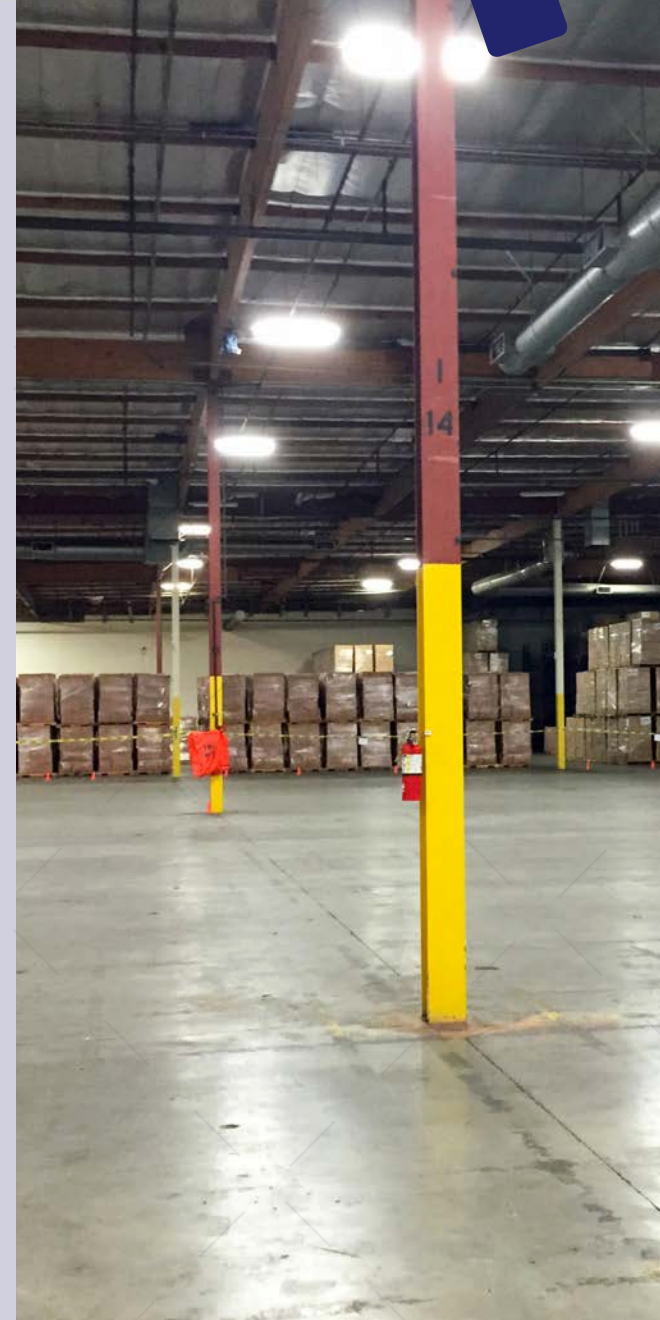


CBRE



PROPERTY HIGHLIGHT

- The Premier Distribution Facility in the West San Fernando Valley
- Eight (8) 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
- \$0.12 CAM Fee (Includes Utilities)

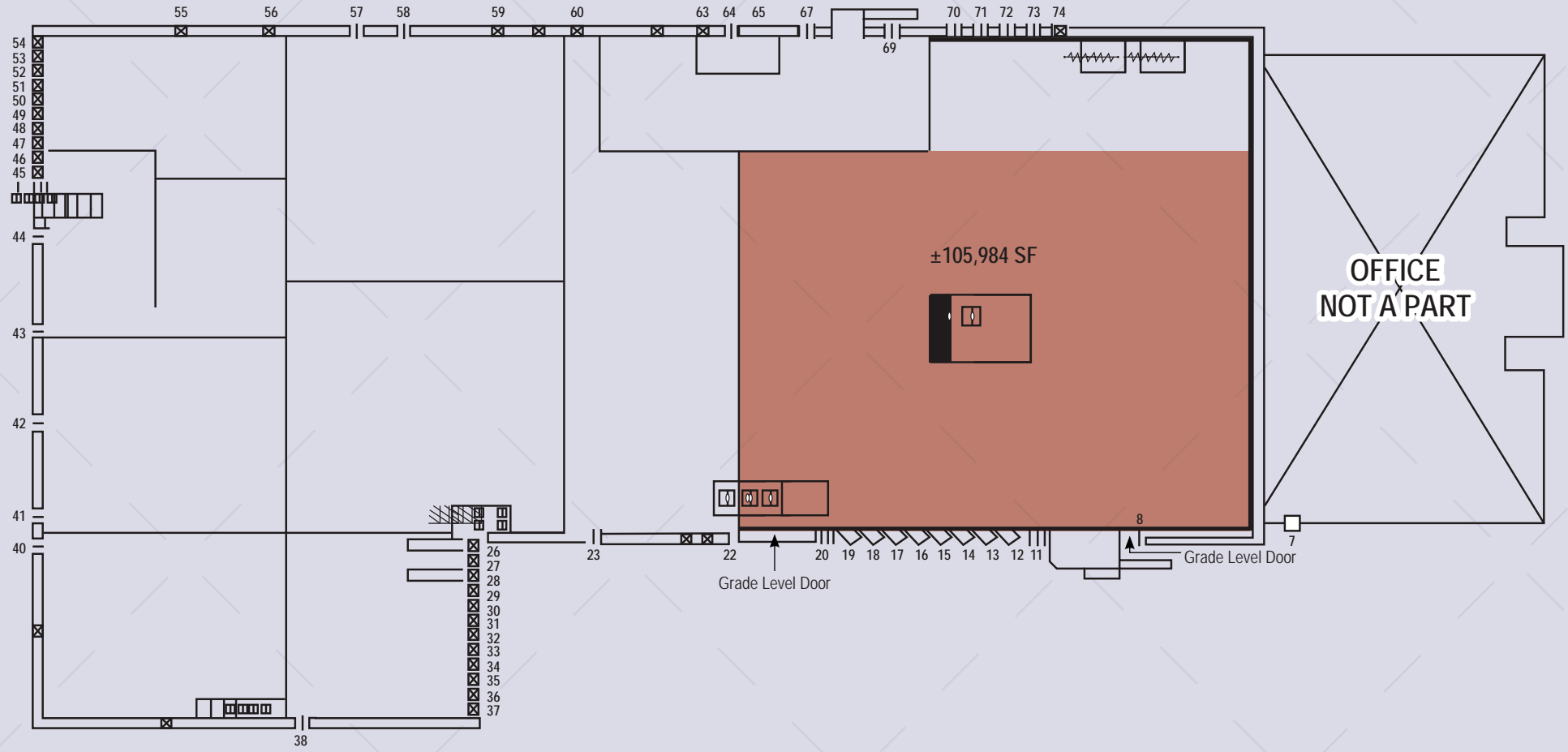


*Photos are of the 105,984 SF portion of the building.



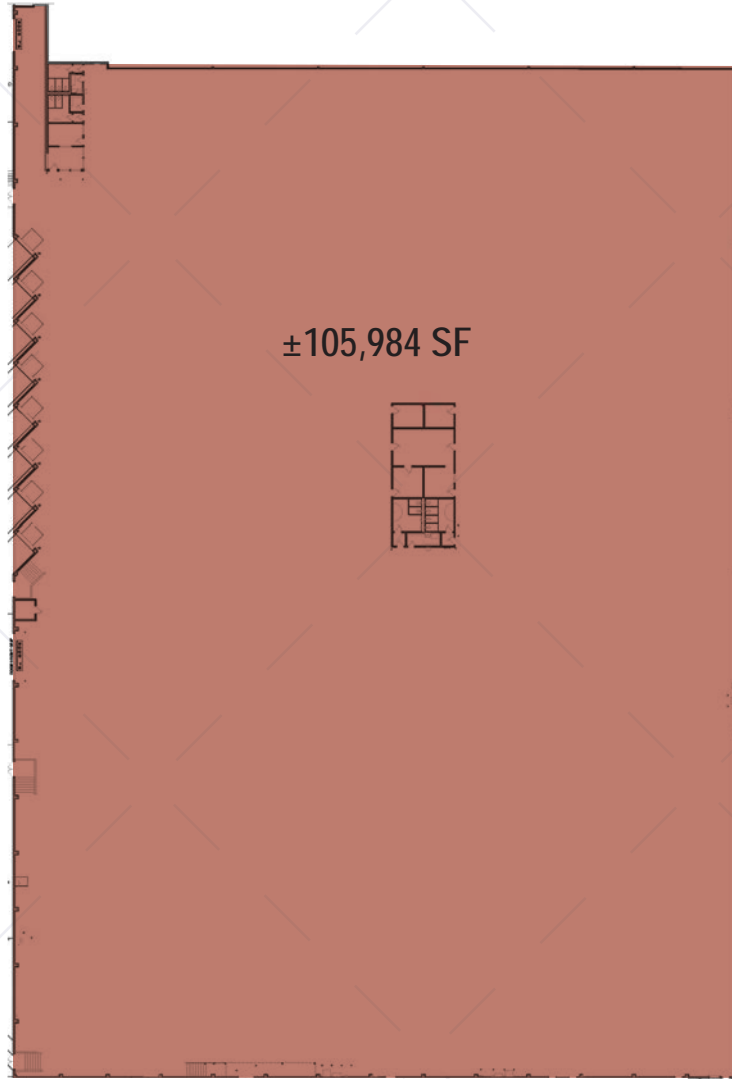


SITE PLAN





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

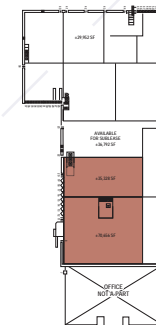
Grd Lev Drs: Two Doors (1)12' X 13'-11"/ (1) 18' X 16'
(via ramp)

Min Clr Hgt: 24'

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

Parking: 45

CAM Fee: \$0.12 CAM Fee (Includes Utilities)



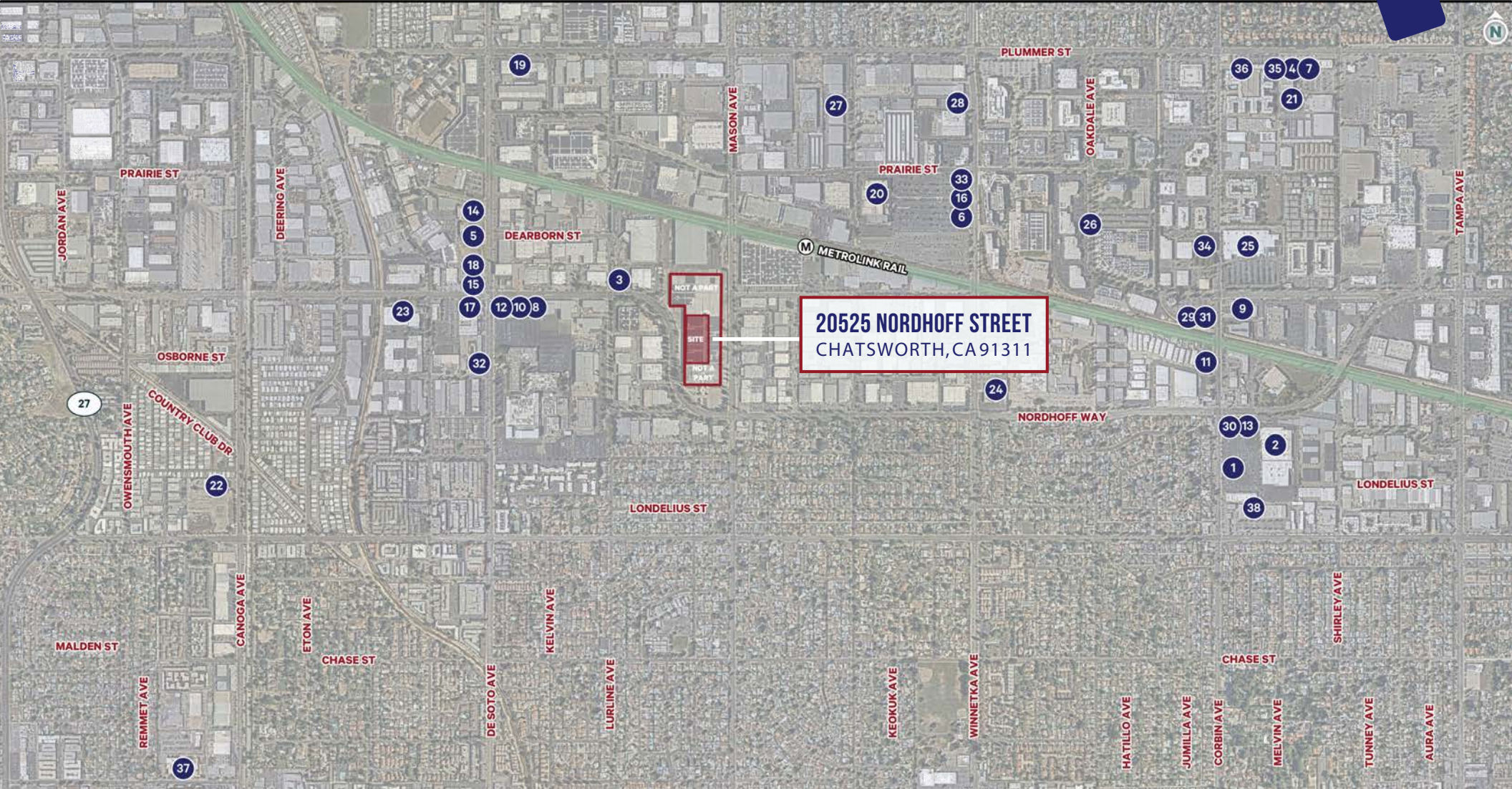


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LEGEND

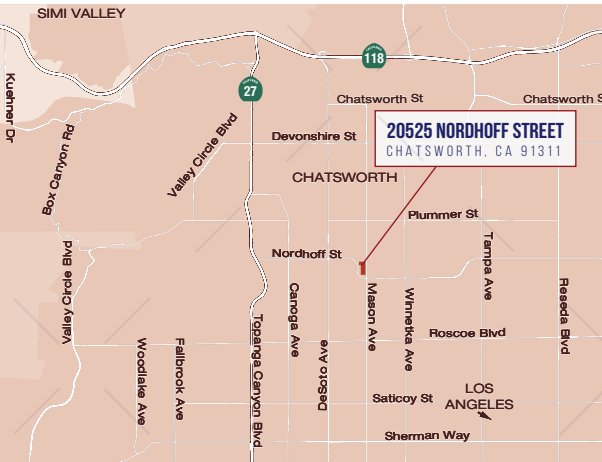
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|--------------------|------------------------|--------------------|--------------------------------|---------------------------|-------------------------|--------------------|
| 1. WELLS FARGO | 7. COLD STONE CREAMERY | 13. SUBWAY | 19. CROSSFIT | 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 | |



DRIVE TIMES FROM 20525 NORDHOFF ST.

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

AREA MAPS



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