

1,300 SF | INDUSTRIAL | CHATSWORTH

1,300
SQUARE FEET

\$1.75/mo
APPROX RENT/SF

\$2,275/mo
BASE RENT

(818) 717-0200
www.tsko-re.com

PROPERTY ADDRESS

**9820 OWENSMOUTH AVE, UNIT 2
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **3/1/2026**

DESCRIPTION

Unit Size (approximate): 1,300 square feet Industrial Space WAREHOUSE | One Office

Restroom: One (sink & toilet)
Power: 100-Amp 3-Phase Service
Parking: (3) Spaces
Overhead Door: Ground Level about 10'x10'
Evaporative Cooler & Space Heater in Warehouse
Warehouse Clearance is 12'

Tenant pays for its own electricity, gas (heating), telephone, internet & trash.

Please no woodworkers, welders, marijuana or automotive use

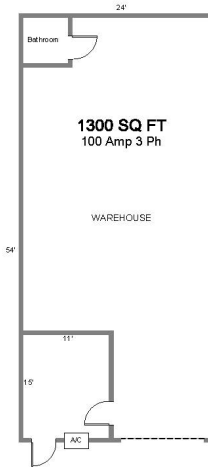
- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$78.00 (\$.07 PSF)
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

- 10' x 10' Overhead Door

RENTAL TERMS

Monthly Base Rent	\$2,275.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$78.00 per month (\$.07)



Unit 4
9820 Owensmouth Avenue
Chatsworth, CA 91311



9820-4-v98-9/26/2011

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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