

1,250 SF | INDUSTRIAL | CHATSWORTH

1,250
SQUARE FEET

\$1.75/mo
APPROX RENT/SF

\$2,185/mo
BASE RENT

(818) 717-0200
www.tscorealestate.com

PROPERTY ADDRESS

**9860 OWENSMOUTH AVE, UNIT 1
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **9/1/2025**

DESCRIPTION

Unit Size (approximate): 1,250 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. Water & Trash reimbursed through CAMs
Please no woodworkers, welders, marijuana or automotive use

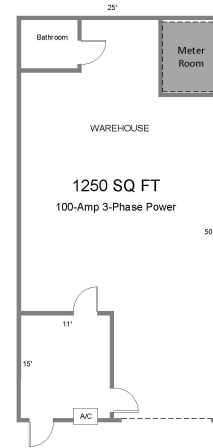
- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$.15PSF
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

- 10' x 10' Overhead Door

RENTAL TERMS

Monthly Base Rent	\$2,185.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$187.50



Unit 1
9860 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.*

9152017980-1.vxd ALL DIMENSIONS ARE APPROXIMATE



**AVAILABLE
INDUSTRIAL WAREHOUSE**
818-717-0200
JEREMY WACKER

THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES
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