

20600 Nordhoff Street
Chatsworth, CA 91311

FOR LEASE OR SALE
28,188 SF Industrial



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



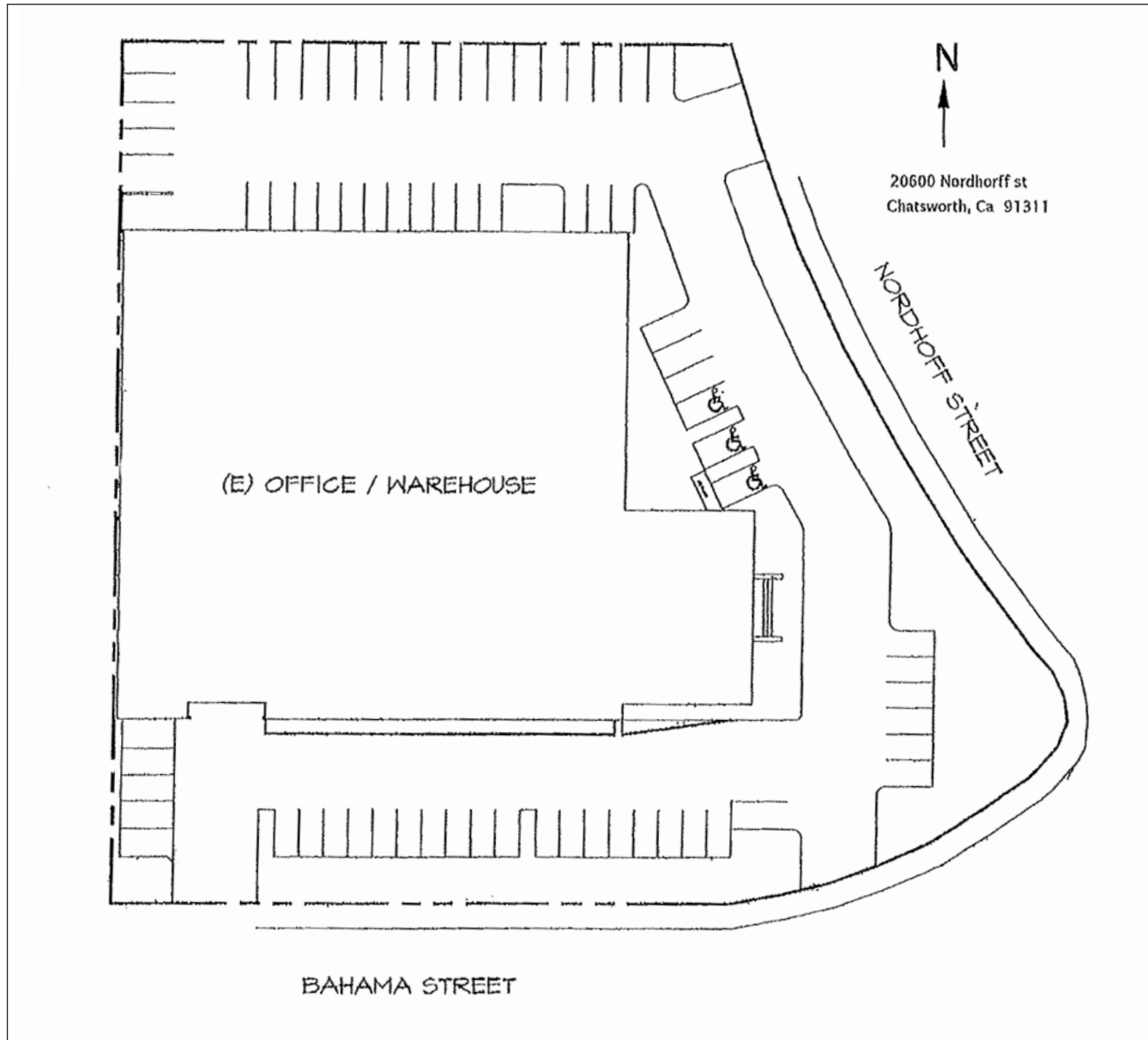
PROPERTY FEATURES

Total Building Size:	28,188 SF
Available SF:	28,188 SF
Land Area:	69,227 SF
Lease Rental:	\$27,906.00 (\$0.99 NNN PSF)
Lease Term:	Five (5) years min. preferred
Sale Price:	\$8,879,220 (\$315 PSF)
Possession or COE:	October (when vacant)
Electrical:	800 Amps; 240/480 Volt; 3 Phase; 4 Wire
Zoning:	MR2-1 (LA County)
Loading:	Cross Dock with (2) 12'x14' GL Doors North side & (2) Dock High positions on South side
Offices Area:	Approx. 6,500 SF with approx. 18 offices and 3 large open office areas
To Show:	Building Is Occupied Must Call Broker For Showing

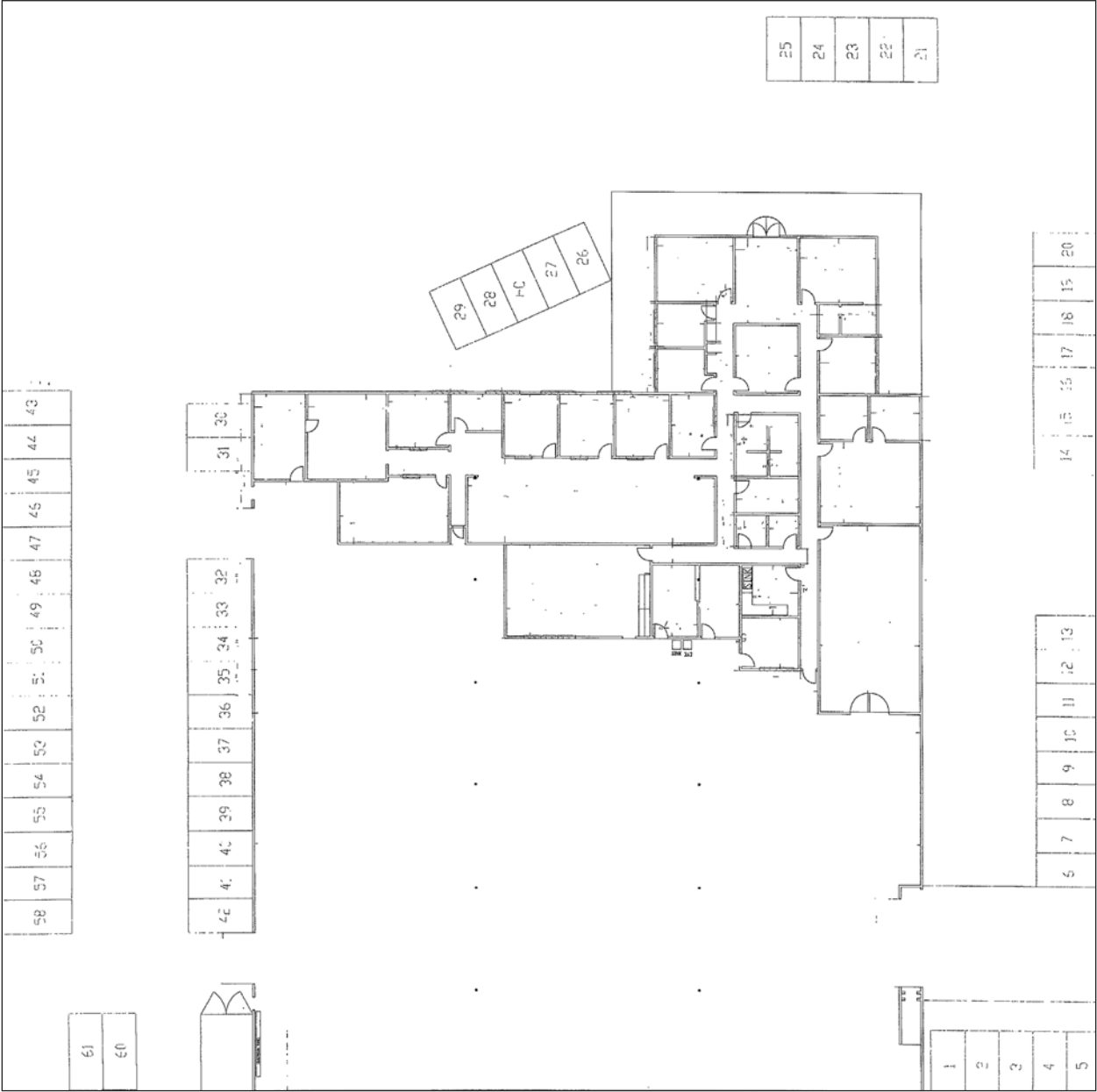
PROPERTY HIGHLIGHTS

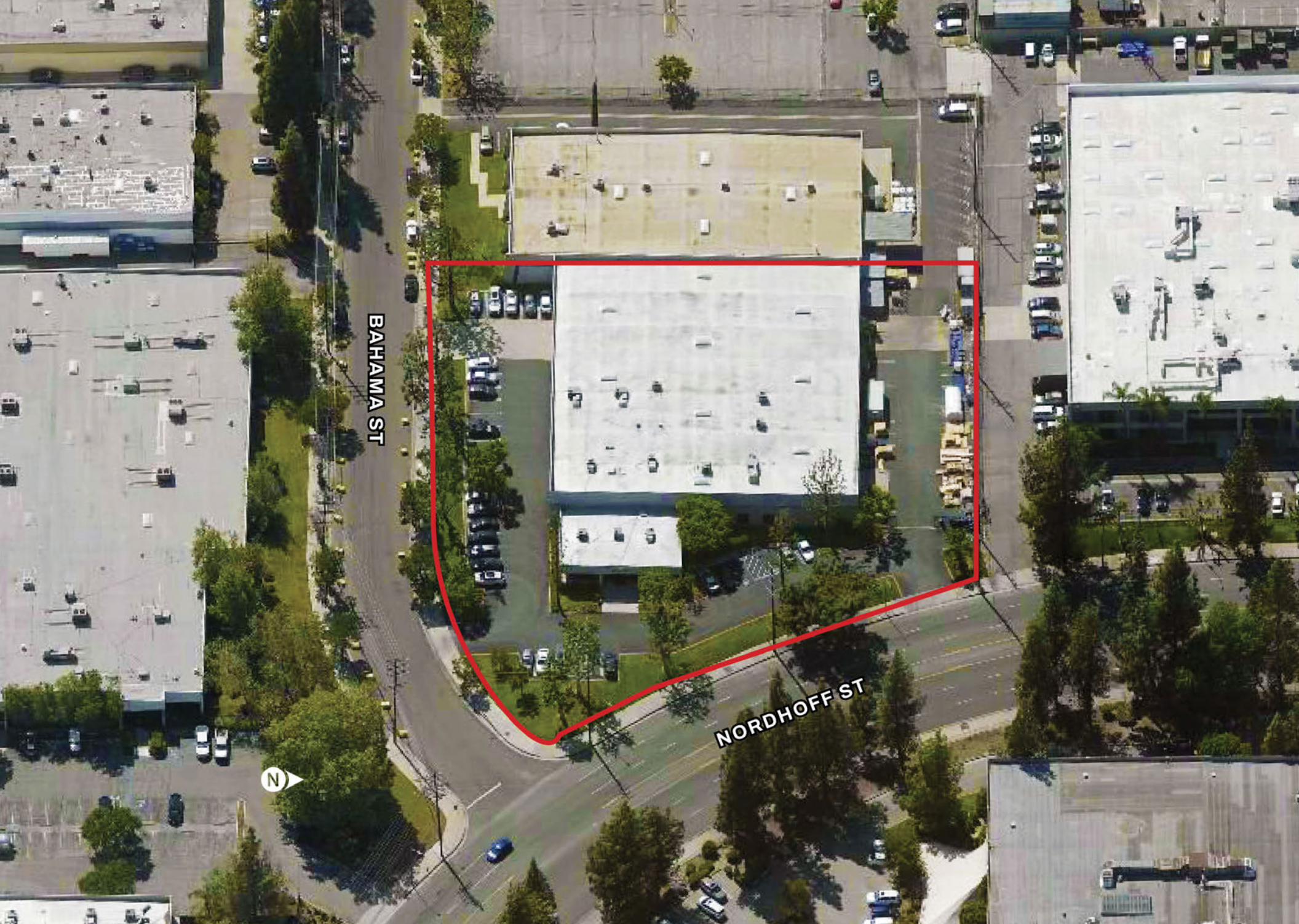
- Major Street Identification
- Dock High And Ground Level Loading
- Minimum Clearance: 18'
- Ideal For Multiple Applications
- Sixty One (61) Car Parking On Three Sides
- Available – October 2026 - Tenant Relocating

OVERALL SITE PLAN



SITE AND OFFICE PLAN





BAHAMA ST

NORDHOFF ST





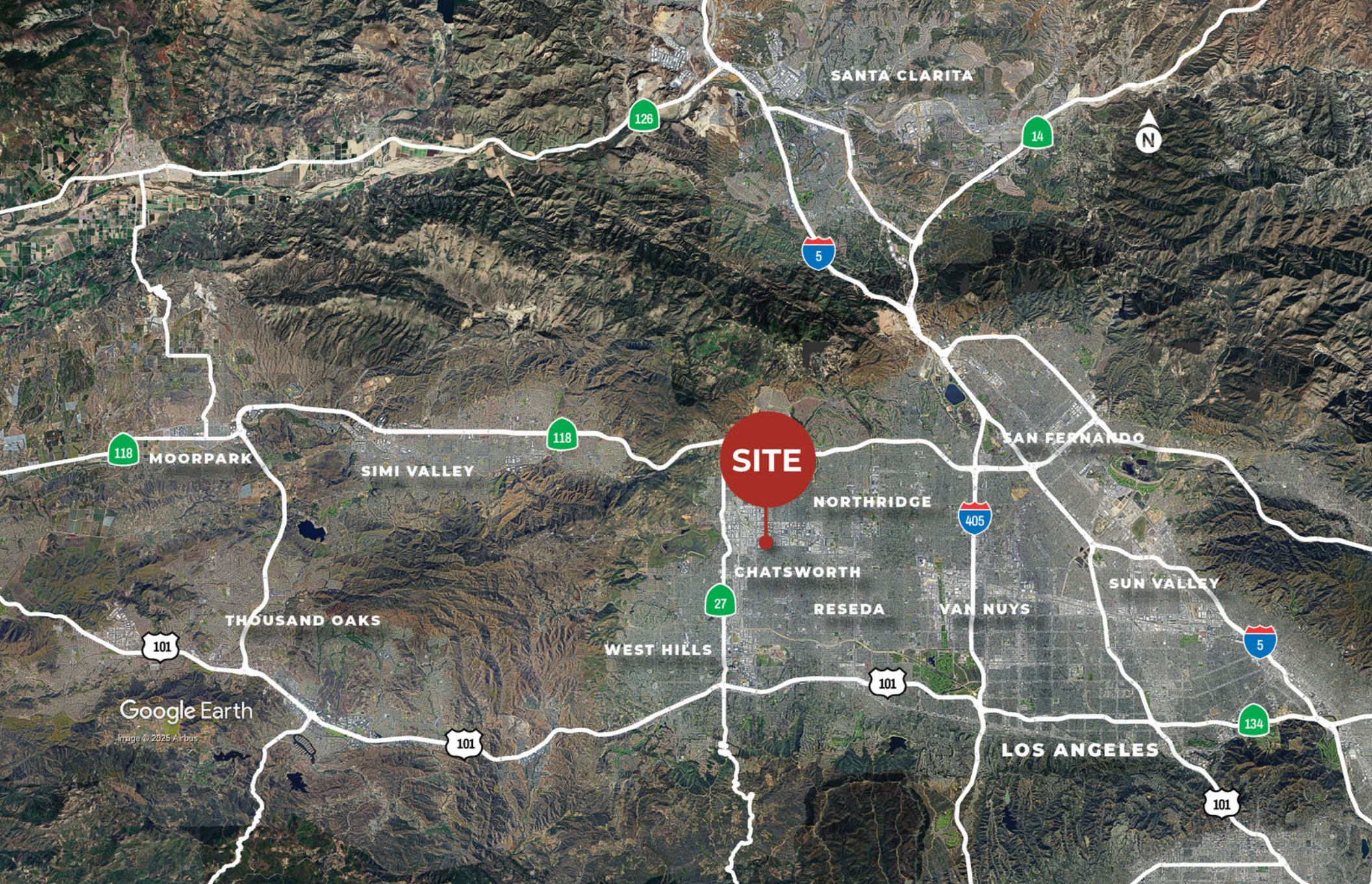
CHATSWORTH

SITE

BAHAMA ST

NORDHOFF ST

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