

20545 Plummer
Chatsworth, CA 91311

Industrial Building - FOR LEASE
Highly Improved Laboratory Space



10,254 SF
\$1.25 PSF Gross

For more information, contact:

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PROPERTY HIGHLIGHTS

Highlights:

- \$1.25 PSF Gross
- 10,254 feet
- 13 Foot Clear
- Highly improved laboratory space with separate climate control, power drops, and drainage within laboratory
- 175 amps of 240 3 phase
100 amps of 120/208 single phase
100 amps 120/240 single phase
- Metal Florescent Drop Lamps
- Skylights
- Compressed Air Drops & Power Drops Throughout
- (2) 12 X 14 Power Loading Doors
- Office Space: 2,428 feet
- Space Heaters
- Parking Space: 17
- Coffee Bar
- Cam Fee: \$0.06

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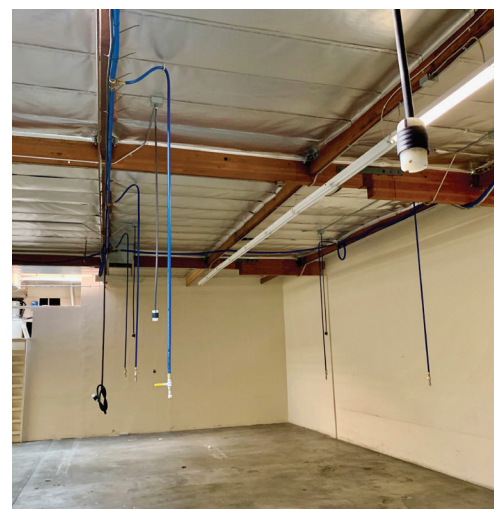
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PROPERTY OVERVIEW

ADDRESS	20545 Plummer St Chatsworth, CA 91311
LOCATION DESCRIPTION	A Versatile Property Centrally Located In The Heart Of The San Fernando Valley. This Property Is Located Only Minutes From The 101 Freeway, 405 Fwy And 118 Fwy.
BUILDING SIZE	10,254 SF
LOT SIZE	18,374 SF
PROPERTY TYPE	Industrial
LEASE RATE	\$1.25 Gross
PARKING	17+ Car Parking
HVAC	Offices & Laboratory
ZONING	MR2
FEATURES	Coffee Bar, Modern Offices, Concrete Drieway, 4 ADA Restrooms
POWER	175 amps of 240 3 phase 100 amps of 120/208 single phase 100 amps 120/240 single phase





FLOOR PLAN

Not to scale and may not be accurate. For illustration purposes only.

