

9540 Cozycroft Ave
Chatsworth, CA 91311

Industrial Building - FOR LEASE



20,447 SF
\$1.13 PSF Gross

For more information, contact:

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PROPERTY HIGHLIGHTS

Highlights:

- \$1.13 PSF Gross
 - 20,447 feet
 - 19.5 Clear
 - Both metal Florescent drop Lamps & Metal Halide Lights
 - 400A - 240/208 Volt 3 phase & 400A 120/240V 1 phase
 - 4 space heaters
 - Full HVAC in Warehouse
 - Well distributed drop power lines throughout
 - Compressed air drops throughout
 - 9540 & 9556 Cozycroft Can Be Combined Totaling 42,047 Feet
 - 4 restrooms
- (2 in office, 2 in warehouse)
 - 2 drive in ground level doors
 - (2) 10X16 loading doors
 - 21.5 column spacing
 - Gated Secured Yard
 - Skylights
 - Zoning: MR2
 - Parking Spaces: 42
 - Office Space: 4,680 feet
 - Cam Fee: \$0.06

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PROPERTY OVERVIEW

ADDRESS	9540 Cozycroft Ave Chatsworth, CA 91311
LOCATION DESCRIPTION	This highly functional industrial building is located in Chatsworth minutes away from the 118 FWY and Topanga Canyon BLVD.
BUILDING SIZE	20,447 SF
LOT SIZE	43,560 SF
PROPERTY TYPE	Industrial
SALE PRICE	\$1.13 Gross
PARKING	42+ Car Parking, Gated Secured Rear Yard
HVAC	Offices
ZONING	MR2
FEATURES	Full Kitchen And Multiple Offices, Concrete Drieway, Gated Security Fence
POWER	400A - 240/208 Volt 3 phase & 400A 120/240V 1 phase



