

9556 Cozycroft Ave
Chatsworth, CA 91311

Industrial Building - FOR LEASE



21,600 SF
\$1.13 PSF Gross

For more information, contact:

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PROPERTY HIGHLIGHTS

Highlights:

- \$1.13 PSF Gross
- 21,600 feet
- 19.5 Clear
- 800 amps, 277/480 V, 3 phase, 4 wire
200 amps 120/240 single phase
- Both Metal Florescent drop Lamps & Metal Halide Lights
- Skylights
- Compressed Air Drops
- (2) 14 X 18 Power Loading Doors
- (1) Ground Level Drive In
- (1) Dock High Position
- Office Space: 3,060 feet
- Space Heaters
- Parking Space: 43
- Cam Fee: \$0.06
- 9540 & 9556 Cozycroft Can Be Combined Totaling 42,047 Feet

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PROPERTY OVERVIEW

ADDRESS	9556 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	21,600 SF
LOT SIZE	43,560 SF
PROPERTY TYPE	Industrial
LEASE RATE	\$1.13 Gross
PARKING	43 Car Parking, Gated Secured Rear Yard
HVAC	Offices
ZONING	MR2
FEATURES	Coffee Bar And Multiple Offices, Concrete Drieway, Gated Security Fence
POWER	800 amps, 277/480 V, 3 phase, 4 wire 200 amps 120/240 single phase





FLOOR PLAN

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

