

9556 Cozycroft Ave
Chatsworth, CA 91311

Chatsworth Industrial Building - FOR LEASE



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For more information, contact:

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21,600 SF
\$1.09 PSF Gross





Excellent Loading

PROPERTY HIGHLIGHTS

Highlights:

- \$1.09 PSF Gross
- 21,600 feet
- 19.5' Clear
- 800 amps, 277/480 V, 3 phase, 4 wire
200 amps 120/240 single phase
- Both Florescent drop Lamps & Metal Halide Lights
- Skylights
- Compressed Air Drops
- (1) Ground Level Drive In door
- (2) Dock High Positions
- 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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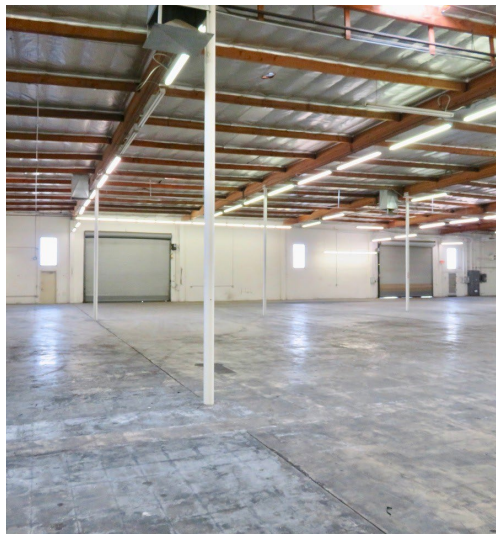
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NAI Capital Cal DRE #01990696

PROPERTY OVERVIEW

ADDRESS	9556 Cozycroft Ave Chatsworth, CA 91311
LOCATION DESCRIPTION	This highly functional industrial building with excellent loading is located in Chatsworth minutes away from the 118 FWY and Topanga Canyon BLVD.
BUILDING SIZE	21,600 SF
LOT SIZE	43,560 SF
CLEAR HEIGHT	19.5'
PROPERTY TYPE	Industrial
LEASE RATE	\$1.09 Gross
PARKING	47 Car Parking, Gated Secured Rear Yard
HVAC	Offices Hvac, Warehouse Swamp Coolers
ZONING	MR2
FEATURES	Coffee Bar, Multiple Offices, Concrete Drieway, Gated Security Fence, Fully Equiped Manufacturing Building
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.

