

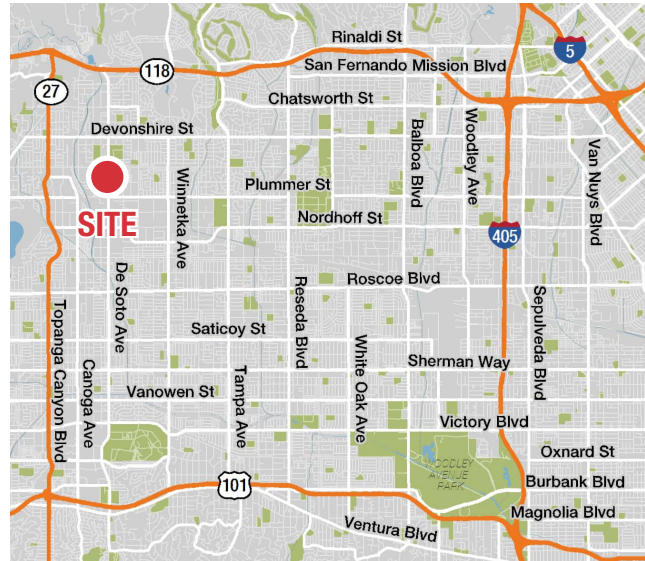
9610 De Soto Avenue

Chatsworth, CA 91311

Property Features

- Major Retail Visibility on De Soto
- +/- 2,500 SF Retail Style Showroom with "Will Call Area"
- Multiple Private Offices and Large Employee Lunch Room
- 55 Car Parking
- Fenced Private Yard

Rentable Building Area:	21,528 SF
Sublease Base Rate:	\$15,400.00 per Month Triple Net (\$0.715 / SF)
NNN Expenses:	\$2,759.00 per Month (\$0.1282 / SF)
Showroom Area:	+/-2,500 SF
Total Office Area:	5,288 SF
Parking:	55 Car Parking (2.55 / 1,000)
Loading Doors:	1 Dock High and 1 Ground Level
Power:	1,200 Amps; 480 Volt; 3 Phase
Clearance Height:	14'
Construction Type:	Concrete-Tilt-Up
Year Built:	1977



For Sublease
21,528 SF
Thru Dec. 31, 2016

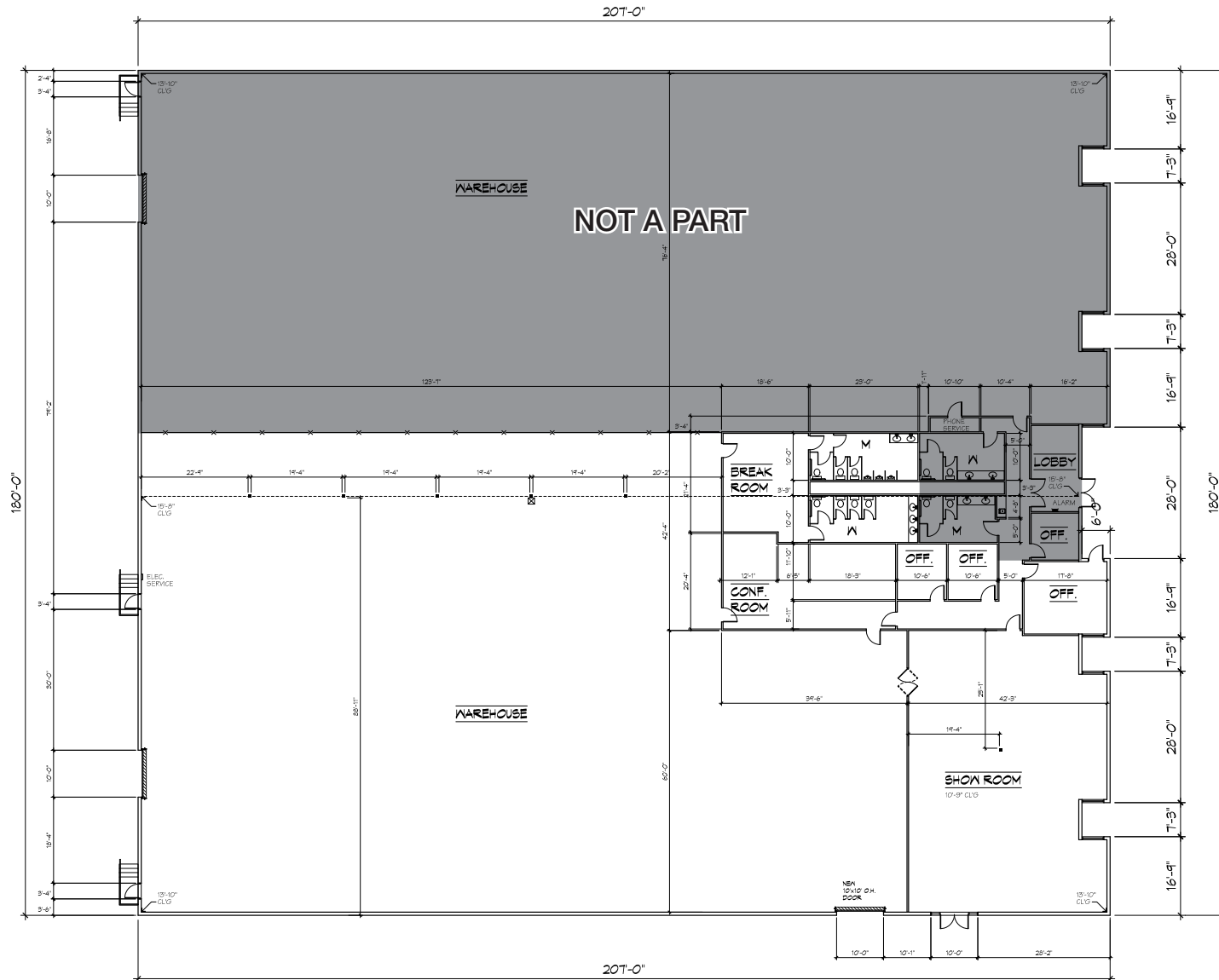
For more information:

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Loading Dock



Will Call



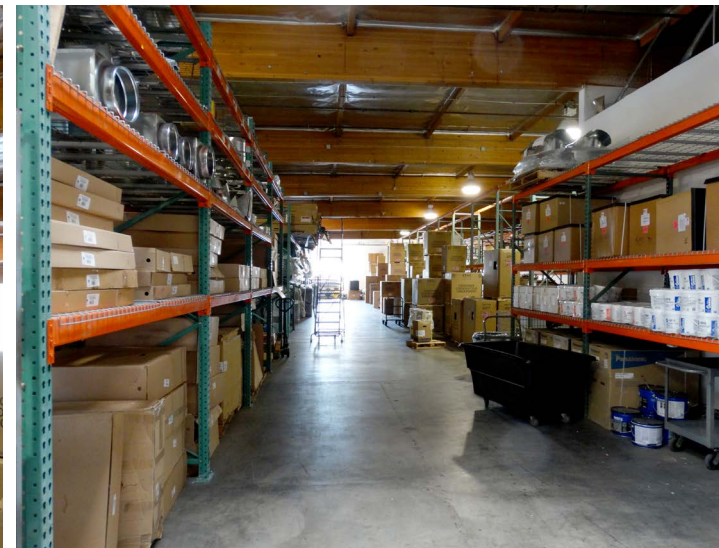
Retail Style Showroom



9610 De Soto Avenue

Chatsworth, CA 91311

Warehouse



Available SF: 21,528

Total Building SF: 37,260



Address: 9610 De Soto Ave, Chatsworth, CA 91311
Cross Streets: Superior St / De Soto Ave

Outstanding Street Identity & Signage
Huge Rear Secured / Fenced Yard
2,500 SF Showroom / Will Call Area
1,200 Amps 480/277 Volt 3 Phase Power

Lease Rate/Mo: \$15,400
Lease Rate/SF: \$0.72
Lease Type: Net
Terms: Sublease expires Dec 31, 2016
Price/SF: --
Sale Price: --
Taxes: --
Available SF: 21,528
Minimum SF: 21,528
Prop Lot Size: 73,943 SF / 1.7 AC
Yard: Fncd/Pvd
Zoning: LAMR2

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1977
Sprinklered: Yes
Ground Lvl Drs/Dim: 1 / 10x12
Dock High/Dim: 1 / 12x10
Clear Height: 14
Heat/Cool: None
Roof Type: --
A: 1200 **V:** 480/277 **Ø:** 3 **W:** --
Parking: Ratio: 3:1 / Spaces: 55
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 5,288 / 5
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: --
Include In Available: No
Unfinished Mezz: --
Include In Available: No
Possession: Now
To Show: Call Agent
Region: LA Northwest
Thomas Guide: 500-C6
APN#: 2748-023-035

Listing Company: NAI Capital - Encino (818) 905-2400

Agents: David Young (818) 742-1651, Chad Gahr (818) 742-1626

Property/Listing/Ste #: 712509/1110666/1817829

Listing Date: 09/03/2014

FTCF: CB300N000S000/OAA

Notes: Subtenant must not rely on the information contained herein, and must independently verify all information on this brochure.