

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.