

RENTAL RATE REDUCTION
Rate \$1.61 NNN \$0.13

31,399 SQUARE FEET
INDUSTRIAL FOR SUBLEASE



9505 Mason Avenue
Chatsworth, CA

Exclusively Offered by:

Matt Ehrlich

Executive Vice President

818. 421. 1661

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Cal DRE Lic #01936772

NAICapital
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

9505 Mason Avenue



31,399
SF Industrial Building



74,488
Foot Lot



40 - 1.29/1000
Parking



1,200A/240-480 3P
4W Heavy



Sprinklered
Yes



(4) 12x14
High Security Ground
Loading Doors



18'
Clearance



**Three Offices and One
Large Conference Room**
Offices



2
Restrooms



MR2-1
Zoning



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NNN \$0.13

All Racks Available for Use in Sublease



Aerial map



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