

1,270 SF | INDUSTRIAL | CHATSWORTH

1,270
SQUARE FEET

\$1.68/mo
APPROX RENT/SF

\$2,135/mo
BASE RENT

(818) 717-0200
www.tSCO-re.com

PROPERTY ADDRESS

**9701 OWENSMOUTH, UNIT 7
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **5/1/2025**

DESCRIPTION

Unit Size (approximate): 1,270 square feet Industrial Space
Office(s): One Office (approx 12'x12') with wall A/C
Restroom: One (sink & toilet)
Power: 100-Amp 3-Phase Service
Parking: (2) Spaces
Overhead Door: Ground Level about 10'x10'
Evaporative Cooler in Warehouse

Tenant pays for its own electricity, gas (heating), telephone, internet & trash.
Please no woodworkers, welders, marijuana or automotive use

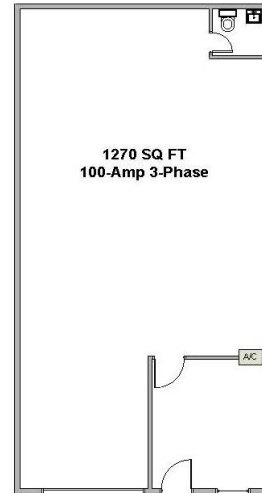
- * Subject to Credit and Financial Review.
- * Monthly Trash Fee: \$70 (normal office trash; no job site trash)
- * Minimum Term: 1-year
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

- 10' x 10' Overhead Door

RENTAL TERMS

Monthly Base Rent	\$2,135.00
Security Deposit	Based on Financials
Trash Fee (No Jobsite Trash)	\$70.00 per month



Unit 7
9701 Owensmouth Avenue
Chatsworth, CA 91311



AVAILABLE
INDUSTRIAL WAREHOUSE
818-717-0200
CHRISTINE CABANTING

THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES
tscorealestate.com

FOR LEASING INFORMATION
CHRISTINE CABANTING 818-717-0200 x11

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DRE License 01133848



THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
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