

2,100 SF | INDUSTRIAL | CHATSWORTH

2,100
SQUARE FEET

\$1.70/mo
APPROX RENT/SF

\$3,570/mo
BASE RENT

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

PROPERTY ADDRESS

**9409 LURLINE AVE
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **MT Gross** AVAILABLE: **Now**

DESCRIPTION

Unit Size (approximate): **STREET-FRONTAGE & REAR-LOADED
2,100 square feet Industrial Space with Reception plus
Three (3) Private Offices**

Restroom: Two (2)

Power: 100-Amp 3-Phase Service & 100-Amps Single Phase

Parking: (4) Spaces

Overhead Door: Ground Level about 10'x12'

A/C Offices & Warehouse Area

Warehouse Clearance is 16'

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 Estimated CAM Fee: \$252.00

* Term: 1 to 3 Years

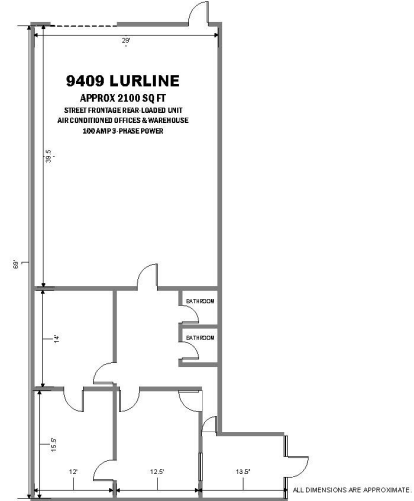
* Security Deposit Amount will be determined upon review
of credit report, bank statements and/or Business
Financial Statements

AMENITIES

- 10' x 12' Overhead Door
- Fully Air Conditioned

RENTAL TERMS

Monthly Base Rent	\$3,570.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$252.00



Prepared By: **THE SIMPSON COMPANY**
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These drawings are provided as an illustration of the available space.
All dimensions are approximate. Prospect is advised to verify physical dimensions.



**AVAILABLE
INDUSTRIAL WAREHOUSE**
818-717-0200
JEREMY WACKER

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