

Available SF 10,892 SF

Industrial For Lease & For Sale

Building Size 21,784 SF



**Address:** 20500 Nordhoff St, Chatsworth, CA 91304

**Cross Streets:** Nordhoff St/Mason Ave

Fantastic Multi-Tenant R&D Building  
Cannabis Approved  
Spacious Kitchen for Manufacturing

**Lease Rate/Mo:** \$20,695  
**Lease Rate/SF:** \$1.90  
**Lease Type:** Gross  
**Available SF:** 10,892 SF  
**Minimum SF:** 10,892 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** \$5,300,000.00  
**Sale Price/SF:** \$243.30  
**Taxes:**  
**Yard:** No  
**Zoning:** MR2

**Sprinklered:** Yes  
**Clear Height:** 10'  
**GL Doors/Dim:** 1 / 10' X 12'  
**DH Doors/Dim:** 0  
**A: TBD V: TBD O: TBD W: TBD**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1980  
**Whse HVAC:** No  
**Parking Spaces:** 26 / **Ratio:** 2.4:1  
**Rail Service:** No  
**Specific Use:** Flex/R&D

**Office SF / #:** 10,892 SF / 12  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** West SFV  
**APN#:** 2780001049

**Listing Company:** Daum Commercial  
**Agents:** [Michael Chase 949-341-4513](#), [Dennis Marciniak 818-449-1627](#), [Jack Stone 310-538-6722](#)  
**Listing #:** 39518971  
**Notes:** Motivated Seller! Call brokers for commission information.

**Listing Date:** 01/04/2024

**FTCF:** CB000N000S000