

Available SF 21,784 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 Free Standing R&D Building
Cannabis Approved
Spacious Kitchen for Manufacturing

Lease Rate/Mo:	\$41,390	Sprinklered:	Yes	Office SF / #:	21,784 SF
Lease Rate/SF:	\$1.90	Clear Height:	10'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	1 / 10' X 12'	Office HVAC:	Heat & AC
Available SF:	21,784 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	10,892 SF
Minimum SF:	21,784 SF	A: 600 V: 277/480 O: 3 W:		Include In Available:	Yes
Prop Lot Size:	1.08 Ac / 47,132 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1980	Include In Available:	No
Sale Price:	\$5,300,000.00	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	\$243.30	Parking Spaces: 60 / Ratio:	2.8:1	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Flex/R&D	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2780001049
Listing Company:	Daum Commercial				
Agents:	Michael Chase 949-341-4513 , Dennis Marciniak 818-449-1627 , Jack Stone 310-538-6722				
Listing #:	39510062	Listing Date:	01/03/2024	FTCF:	CB000N000S000
Notes:	Motivated Seller! Call brokers for commission information.				