



20500 Nordhoff St
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Chatsworth, CA 91304



PROPERTY DATA - Industrial

Building Size	21,784 SF	Clear Height	10 Feet	Construction Type	TILT UP
Specific Use	Flex/R&D	GL Doors	1	Sprinklered	Yes
Lot Size	1.08 Ac / 47,132 SF	DH Doors	0	Parking	60 / 2.75:1,000
Zoning	MR2	Office SF	21,784 SF	APN	2780001049
Occupancy Type	Multi-Tenant	Yard	Yes	Market Area	West SFV
Year Built / Renovated	1980 /	Building Status	Existing	Condo	No

Property Comments: #opportunityzone

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AVAILABLE SPACE - For Lease

Type: Suite	Sublease	Avail SF	Rate	Date Avail	Clear Ht	Office SF	GL/DH	Power	Yard
Ind	No	21,784	\$1.90 G	Now	10'	21,784	1 / 0	A: 600 V: 277/480 O: 3 W:	No
<i>Fantastic Free Standing R&D Building, Cannabis Approved , Spacious Kitchen for Manufacturing</i>									
Ind	No	10,892	\$1.90 G	Now	10'	10,892	1 / 0	A: TBD V: TBD O: TBD W: TBD	No
<i>Fantastic Multi-Tenant R&D Building, Cannabis Approved , Spacious Kitchen for Manufacturing</i>									
Ofc	No	10,892	\$1.90 G	Now	10'	10,892	0 / 0	A: TBD V: TBD O: TBD W: TBD	No
<i>Fantastic second floor office space with open areas for storage.</i>									

AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Industrial	No	Available		\$5,300,000	21,784	\$243.30	COE
<i>Fantastic Free Standing R&D Building, Cannabis Approved , Spacious Kitchen for Manufacturing</i>							