

Available SF 15,808 SF

Industrial For Sale

Building Size

15,808 SF



Address: 9631 Topanga Canyon Pl, Chatsworth, CA 91311

Cross Streets: Topanga Canyon Pl/Marilla St

Operating Cannabis Facility
 Free-Standing High Image Building
 1,200 Amps / 277-480 Volts / 3 Phase Electric
 24' Ceiling Height / Fire Sprinklers
 Quiet Cul-De-Sac Location

Sale Price:	\$5,995,000	Sprinklered:	Yes	Office SF / #:	4,350 SF / 12
Sale Price/SF:	\$379.24	Clear Height:	24'	Restrooms:	4
Available SF:	15,808 SF	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Prop Lot Size:	1.06 Ac / 46,062 SF	DH Doors/Dim:		Finished Ofc Mezz:	0 SF
Taxes:	\$30,566 / 2025	A: 1200 V: 277-480 O: 3 W:		Include In Available:	
Yard:	No	Construction Type:	Tilt-wall	Unfinished Mezz:	0 SF
Zoning:	MR1	Const Status/Year Bilt:	Existing / 1998	Include In Available:	
		Whse HVAC:	No	Possession:	Close of Escrow
		Parking Spaces: 38 / Ratio: 2.40:1,000		Vacant:	Yes
		Rail Service:	No	To Show:	Call Broker
		Specific Use:	Manufacturing	Market/Submarket:	West SFV
				APN#:	2746-016-069

Listing Company: Delphi Business Properties, Inc.
Agents: David Hoffberg, SIOR 818-933-7117
Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB000N000S150

Notes: Call Broker regarding existing tenancy. Seller's obligation to sell may be subject to 1031 Exchange. All information contained herein is deemed reliable but must be independently verified by Buyer. Buyer is solely responsible for confirming electrical service and zoning are suitable for the Buyer's intended use.