



8966 MASON AVE CHATSWORTH | CALIFORNIA

PATRICK REDDY

Principal
818.933.0348
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DRE #01901872

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



THE OFFERING

Property Details

- 49,868 Square Feet (includes a 2,500 square foot mezzanine)
- Office: 11,165 Square Feet
- NNN Charges: \$0.13 PSF
- Power 1,200 Amps/277-480 Volts/3 Phase/4 Wire



±49,868 SF
TOTAL SIZE

Property Highlights

- Very Low Net Charges
- Easy Access To 118, 101 And 405 Freeways
- 4 Dock High Positions (2 Exterior)
 - Interior Height 44"
 - Exterior Height 50"
- Ground Level And Dock High Loading Doors
 - One (1) GL 16'8" x 14'
 - Two (2) DH 12'x10' & 17'5"x10'
- Fenced, Secure & Paved Lot
- Free-Standing Industrial Building
- High Clearance 22' - 25'
- Sprinklers
- 100 Parking Spaces
- Restrooms:
 - One (1) In Warehouse
 - One (1) Executive Restroom
 - Four (4) Office Restrooms



±11,165 SF
OFFICE SIZE



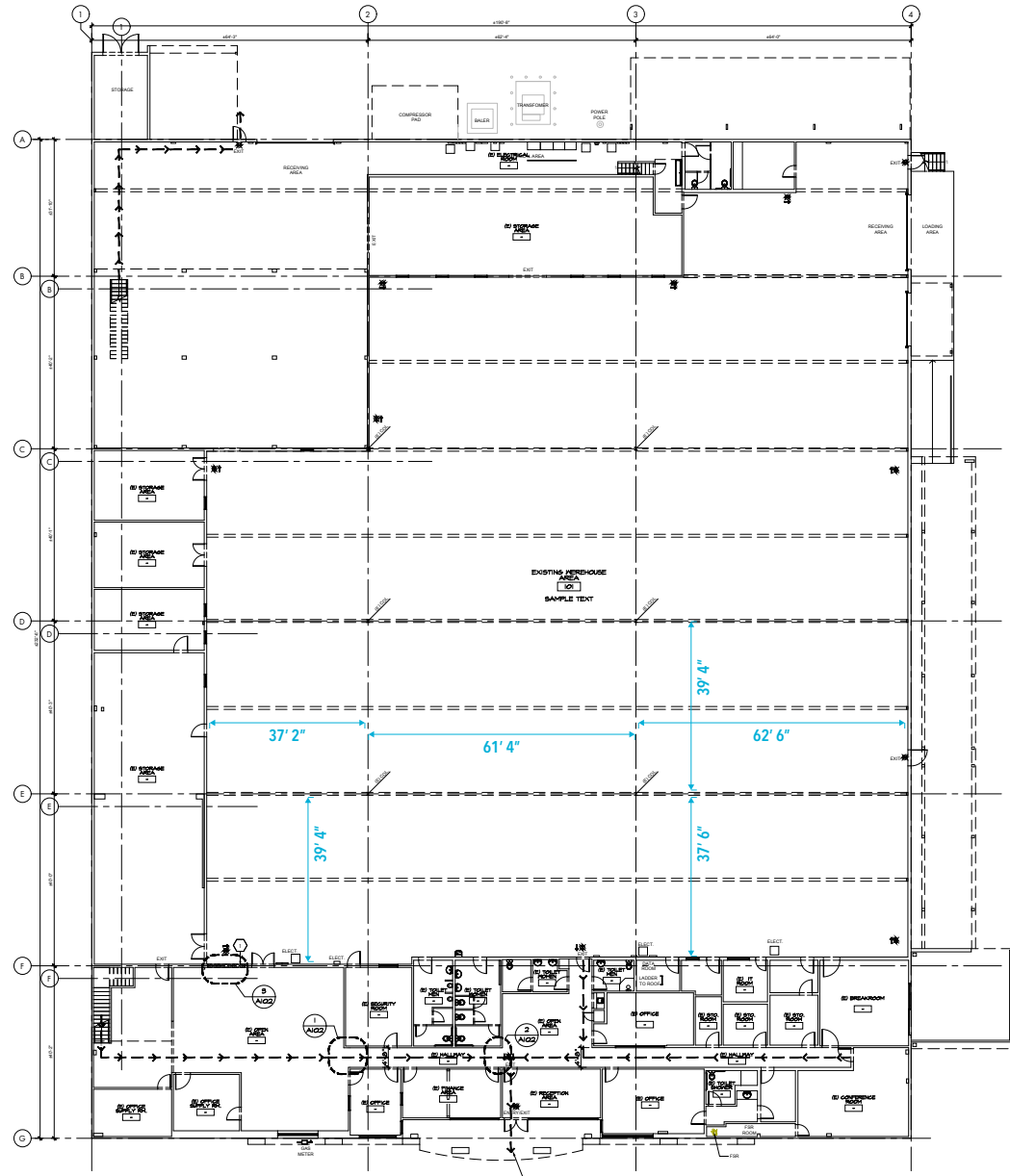
\$1.25 PSF NNN
LEASE RATE



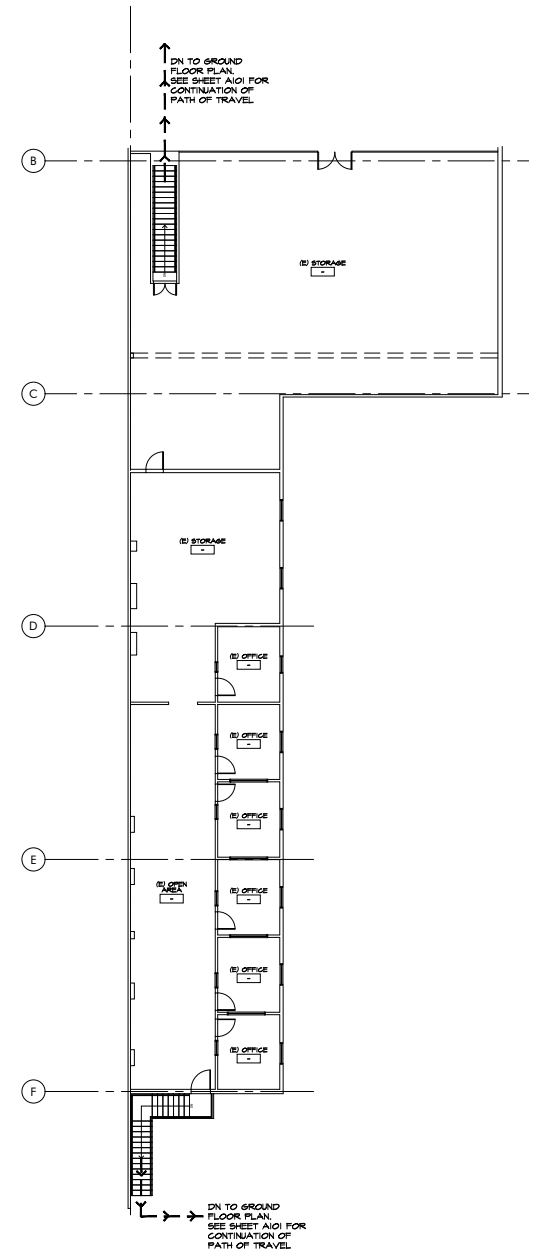
LAMR2
ZONING



1,200A | 277/480V
POWER (3 PHASE | 4 WIRE)



Ground Floor



Mezzanine

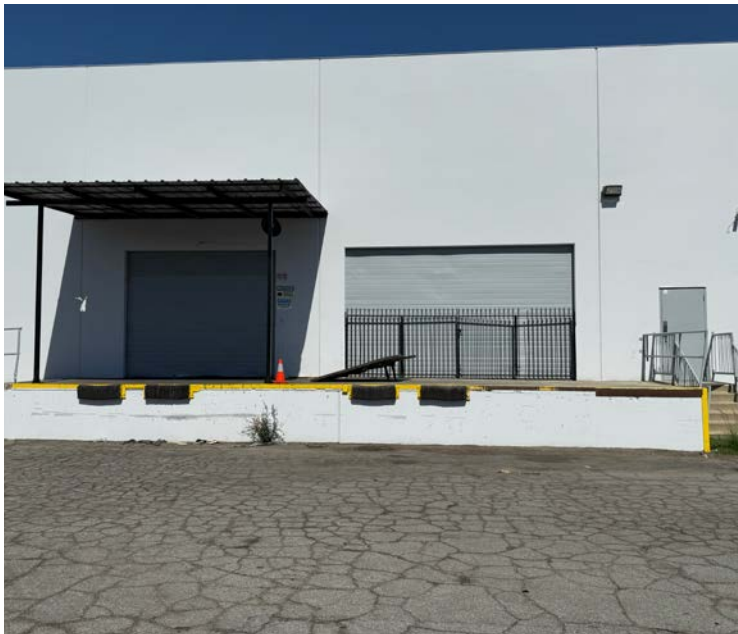


PROPERTY OVERVIEW

FLOOR PLAN

PROPERTY PHOTOS

AERIALS







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