

1,000 SF | INDUSTRIAL | CHATSWORTH

1,000
SQUARE FEET

\$1.80/mo
APPROX RENT/SF

\$1,800/mo
BASE RENT

(818) 717-0200
www.tsko-re.com

PROPERTY ADDRESS

**9909 CANOGA AVE, UNIT G
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **12/1/2025**

DESCRIPTION

Unit Size (approximate): 1,000 square feet Industrial Space WAREHOUSE | ONE OFFICE

Restroom: One (sink & toilet)
Power: 100-Amp 3-Phase Service & 100-Amps Single Phase
Parking: (1) Unreserved Space
Overhead Door: Ground Level about 10'x10'
Evaporative Cooler in Warehouse

Tenant pays for its own electricity, gas (heating), telephone, internet. Water is reimbursed through CAMs
Please no woodworkers, welders, marijuana or automotive use

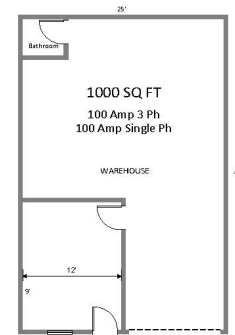
- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$110.00 (\$.11 PSF)
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

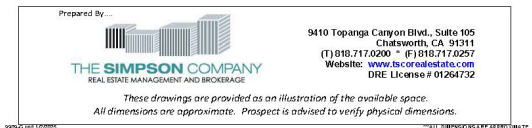
- 10' x 10' Overhead Door

RENTAL TERMS

Monthly Base Rent	\$1,800.00
Security Deposit	Based on Financials
Estimated CAM FEE	~\$110.00



Unit G
9909 Canoga Ave.
Chatsworth, Ca. 91311



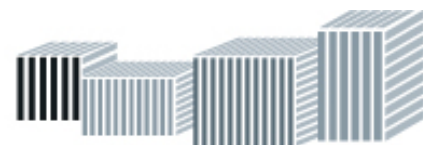
AVAILABLE
INDUSTRIAL WAREHOUSE
818-717-0200
JEREMY WACKER

THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES
tscorealestate.com

FOR LEASING INFORMATION
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