

±71,009 SF Space Available

The Premier Distribution Facility in the West San Fernando Valley

20525 Nordhoff Street
Unit B
Chatsworth, CA 91311

\$1.40 PSF + \$0.12 PSF CAM (includes utilities)



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For Lease

Property Highlights

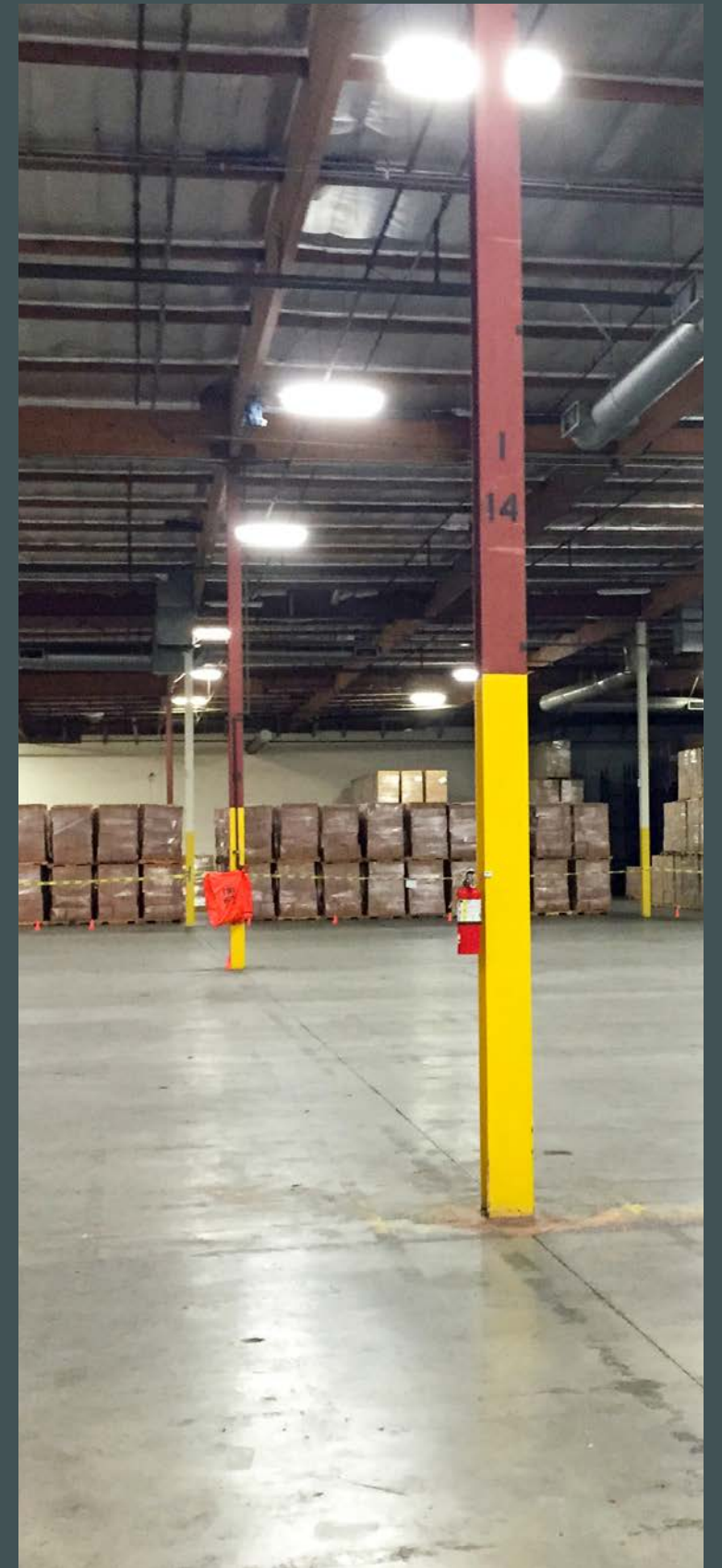
- The Premier Distribution Facility in the West San Fernando Valley
- Four (4) Dock High Loading Positions with Electric Pit Load Levelers
- Energy Efficient T-8 Lighting with Motion Sensors
- Ideal for Storage/Distribution
- 24' Clearance
- Fully Sprinklered
- Previously Occupied by Movie Production and Studio Use

\$1.40

PSF Industrial Gross

\$0.12

PSF CAM Fee (includes utilities)

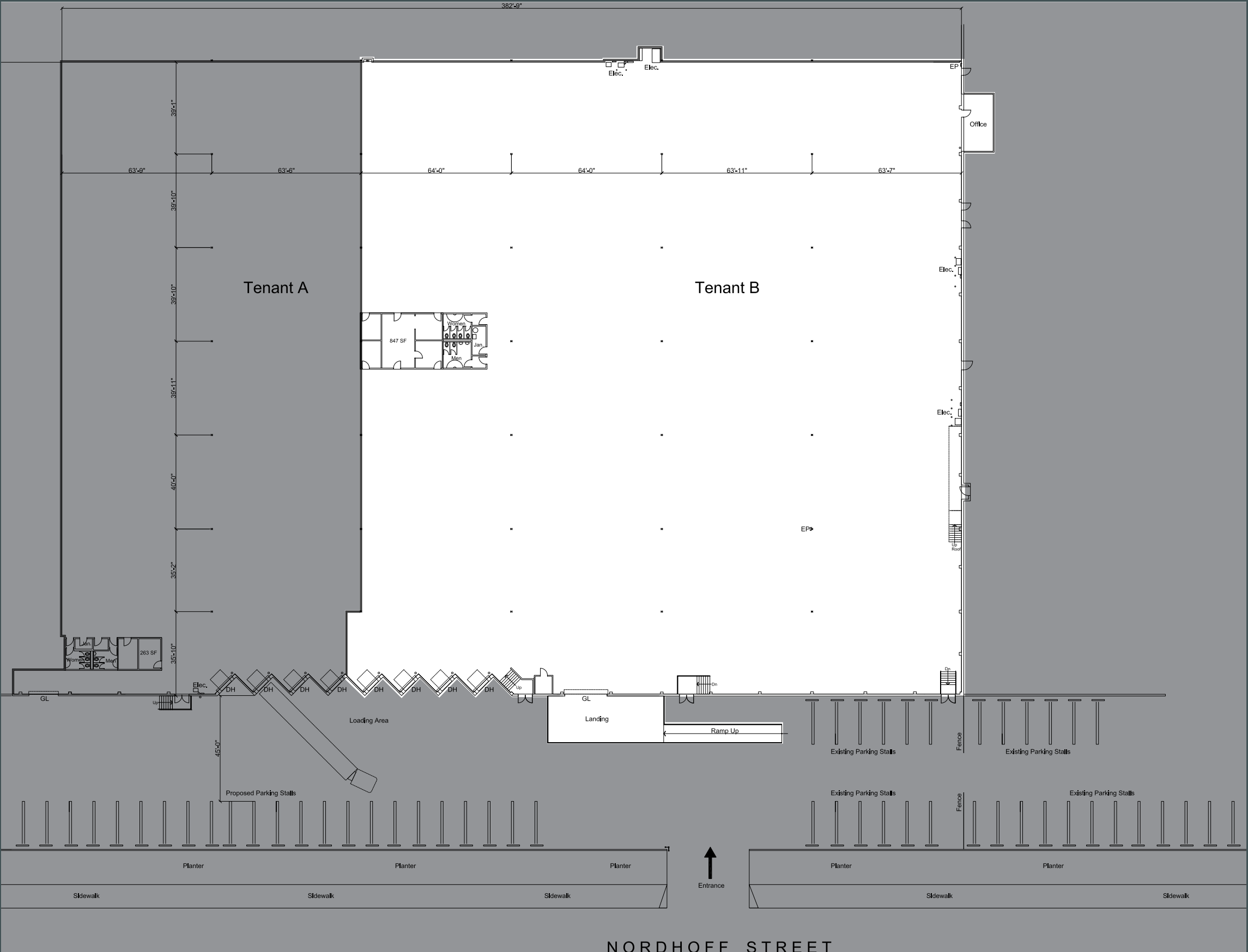


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Property Features

Features	
Available SF	71,009 SF
Office SF	500 SF (5) Offices (2) Restrooms
Lease Rate	\$1.40 Industrial Gross
CAM	\$0.12 PSF (includes utilities)
Trk Hi Pos	Four (4) 10' x 10' Electric Loading Doors
Grd Lev Drs	One (1) Door (1) 12' x 13'-11"
Min Clr Hgt	24'
Power	TBD
Parking	Thirty (30) Stalls



*Proposed Layout

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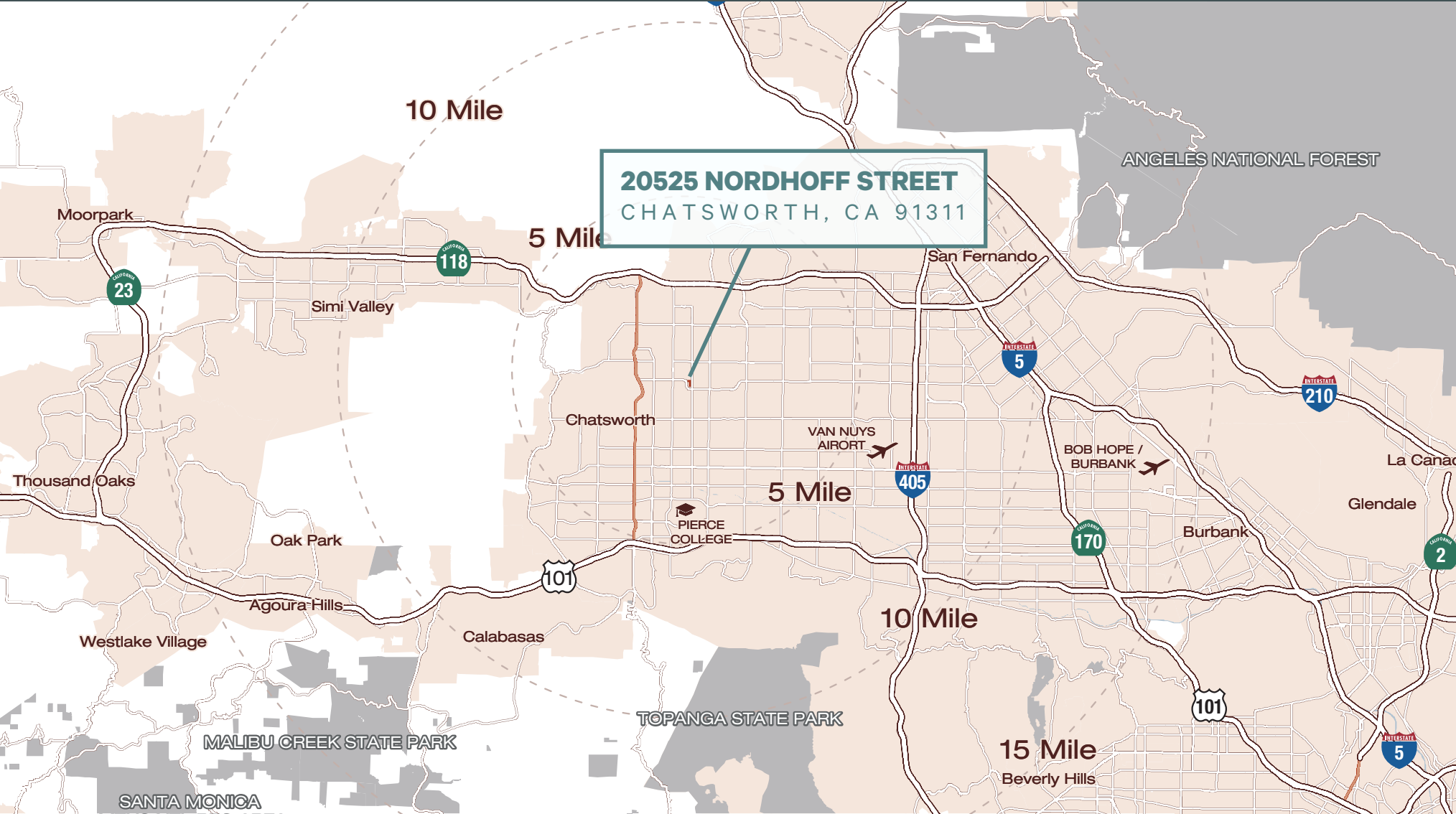
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Area Maps

Chatsworth Market

Chatsworth, CA, features a diverse industrial area known for its mix of manufacturing, distribution, and logistics companies. The region benefits from its proximity to major highways, such as the 118 and 405 freeways, facilitating transportation and access to the Greater Los Angeles area. The industrial sector includes light manufacturing, warehousing, and tech-related businesses, with a focus on innovation and sustainability. The area's infrastructure supports a growing economy, attracting both established firms and startups

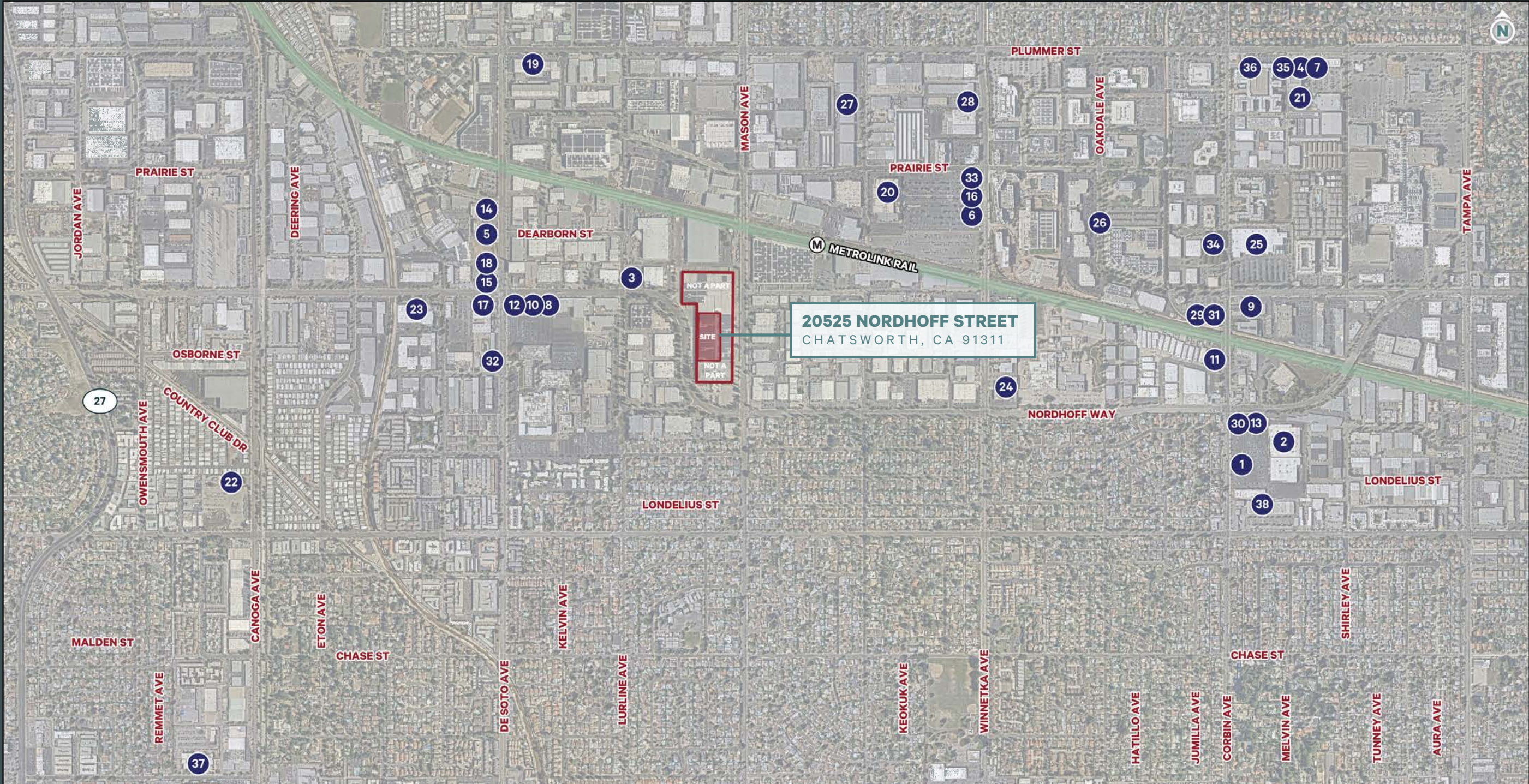
Drive Times	
Los Angeles International	45 Minutes
Burbank Airport	30 Minutes



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Area
Maps
(cont.)



LEGEND

- | | | | | | | |
|---------------------|------------------------|--------------------|--------------------------------|---------------------------|-------------------------|--------------------|
| 1. WELLS FARGO | 7. COLD STONE CREAMERY | 13. SUBWAY | 19. CROSSFIT | 25. LOWE'S | 31. MIMI'S CAFE | 37. UPS STORE |
| 2. CAPITAL ONE | 8. YOGURTLAND | 14. MCDONALD'S | 20. ORANGE THEORY FITNESS | 26. ADT SECURITY SERVICES | 32. BREWERS ASSOCIATION | 38. US POST OFFICE |
| 3. BANK OF AMERICA | 9. BURGER KING | 15. SUBWAY | 21. LOCAL GROCERY | 27. FERGUSON | 33. APPLEBEE'S | |
| 4. STARBUCKS | 10. EL POLLO LOCO | 16. SUBWAY | 22. TRUE VALUE HARDWARE | 28. ABC SUPPLY | 34. BLACK ANGUS | |
| 5. STARBUCKS | 11. DEL TACO | 17. CRUNCH FITNESS | 23. ALLIED BUILDING PRODUCTS | 29. OLIVE GARDEN | 35. FRESHII | |
| 6. MENCHIE'S YOGURT | 12. FARMER BOYS | 18. LA FITNESS | 24. GRAINGER INDUSTRIAL SUPPLY | 30. BIG BOY | 36. LOCAL RESTAURANTS | |

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