

**FOR LEASE**

9540 De Soto Ave  
Chatsworth, CA 91311

76,421 SF Manufacturing Facility



**HEAVY POWER: 8000 AMPS, 480 VOLTS, 3 PHASE**

**Kevin Carroll**

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**Billy Walk**

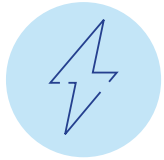
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Accelerating success.

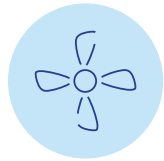
# Property Highlights



Heavy Power: 8000 Amps/480 Volt



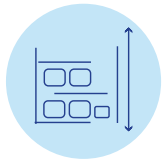
Excellent Freestanding Manufacturing Facility with Main Street Frontage



100% HVAC



Abundant Rooftop Parking: 142 Spaces (1.9:1 Ratio)



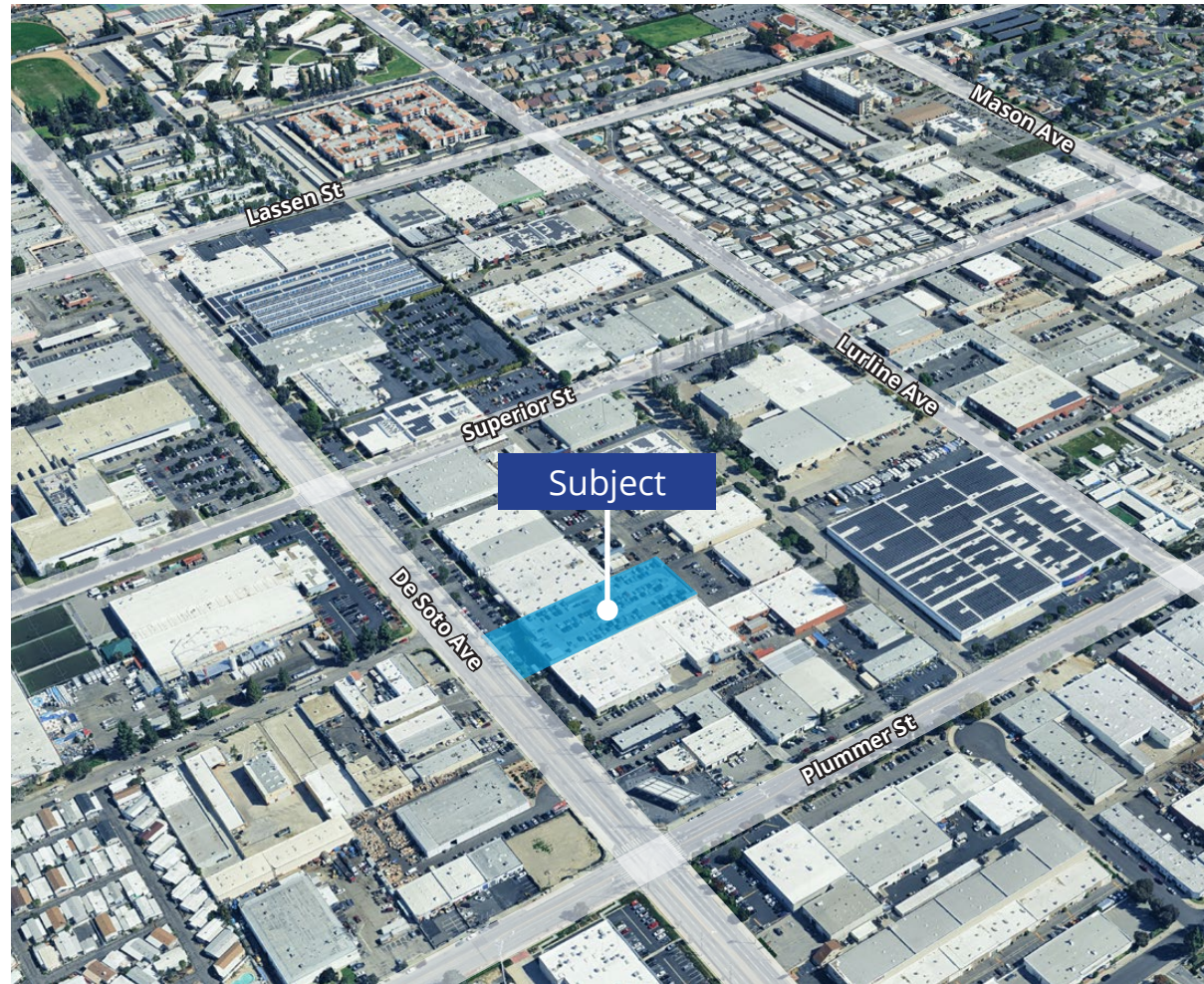
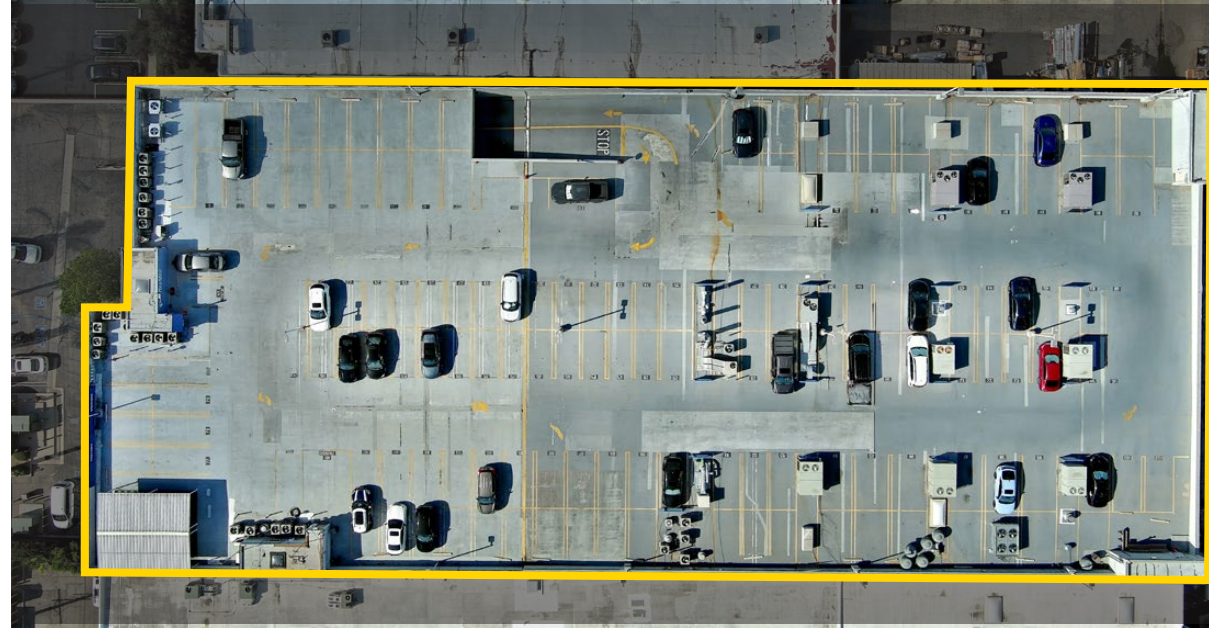
26' Clear Height



2 Dock High Doors



Low Net Charges





# Building Information

Available SF	76,421
Lot Size	1.38 Acres
Lease Rate PSF	\$1.24 NNN
Low Net Charges	\$0.12 PSF!
Clear Height	26'
DH Doors / Dim	2 / 10'x10'
Power	8000A, 277/480,3Ph, 4W
Parking Spaces / Ratio	142 / 1.9:1
Office SF	30,842 (Flex-Configured)
Mezzanine Office SF	23,989 (Included in Available)
Restrooms	10
Sprinklered	Yes
Year Built	1987, Renovated 1994
Zoning	LAMR2
Possession	January 1, 2027
To Show	Call Agent

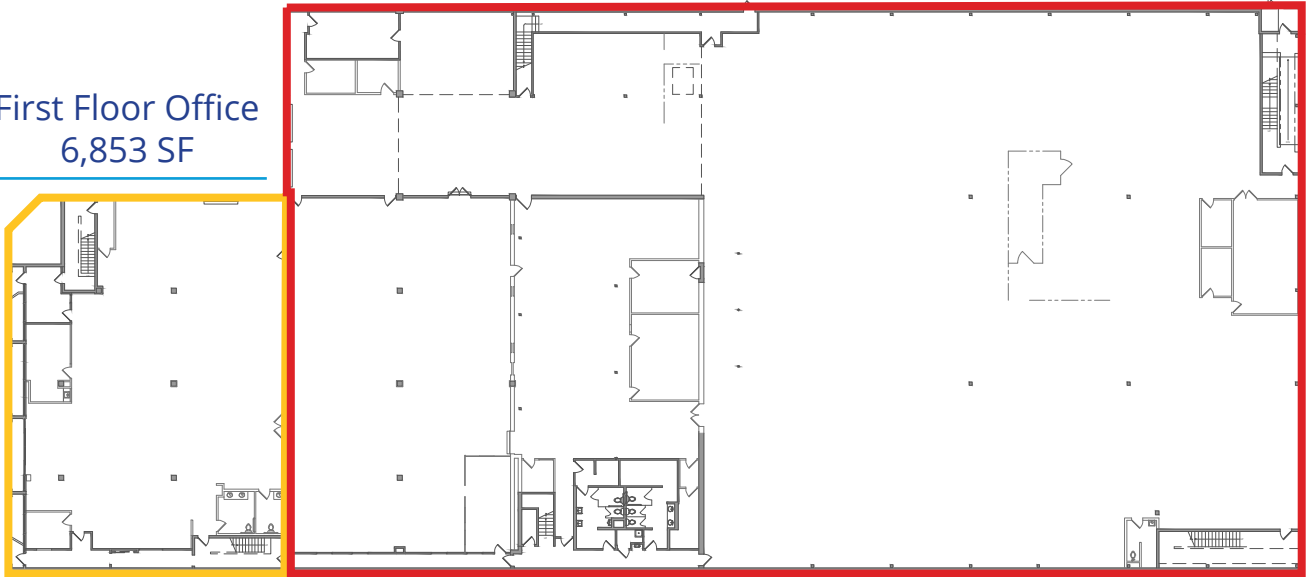


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

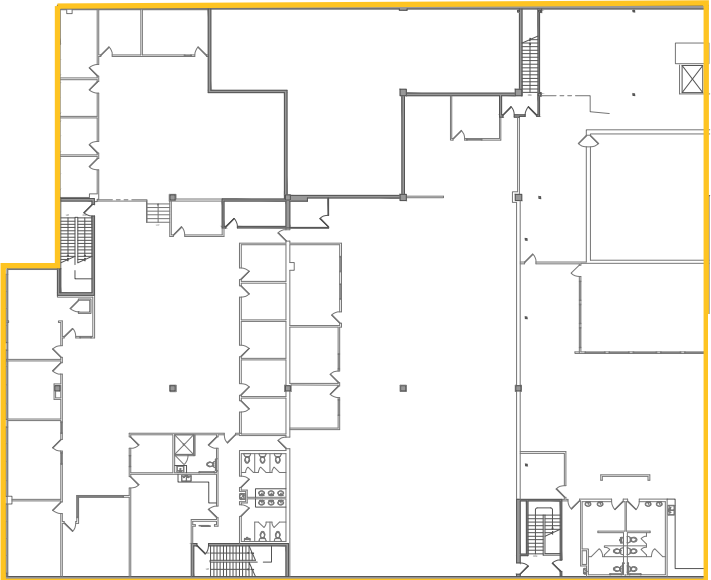
# Layout

First Floor Warehouse  
45,579 SF

First Floor Office  
6,853 SF



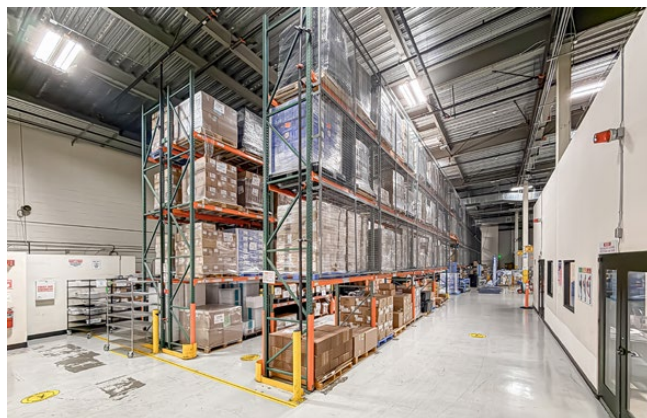
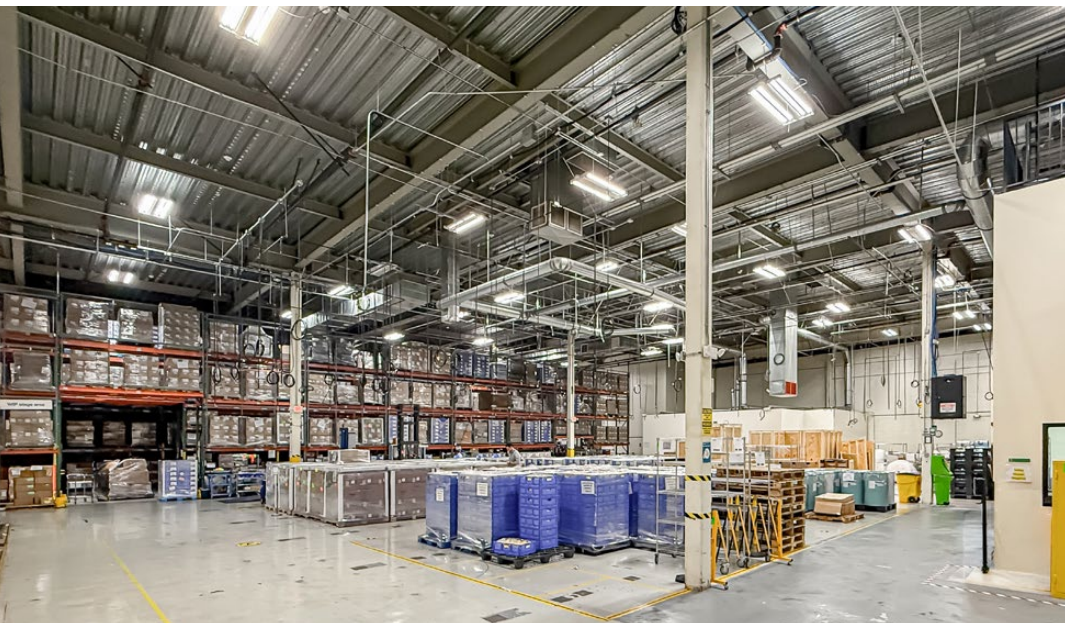
Second Floor Mezzanine  
23,989 SF



# Exterior Photos



# Interior Photos







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### Contact Info

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