

9531-9547 Cozycroft Avenue

Chatsworth, California 91311

30,480 SF | FOR SALE

RARE 9 UNIT INDUSTRIAL MULTI-TENANT



Property Highlights

Property Overview

- Building Size: 30,480 SF
- Land Size: ±65, 947 SF (1.51 Acres)
- Year Built: 1973
- Zoning: Los Angeles MR2
- Current Occupancy: 19%
- Clear Height: 14'
- Power: 100-200 amps per suite
- Renovations: Complete new roof in 2025, exterior painting in 2023

Property Features

- Immediate Availability : 7 Vacant units, 2 Units are Month to Month tenancy
- Flexible Space: Multiple suite sizes from 2,910 to 7,200 SF
- Immediate Availability: Move-in ready suites
- Strategic Location: Prime Chatsworth industrial corridor
- Excellent Access: Close proximity to major freeways
- Ample Parking: Surface parking throughout
- Divisible Suites: Ideal for small-to-medium businesses



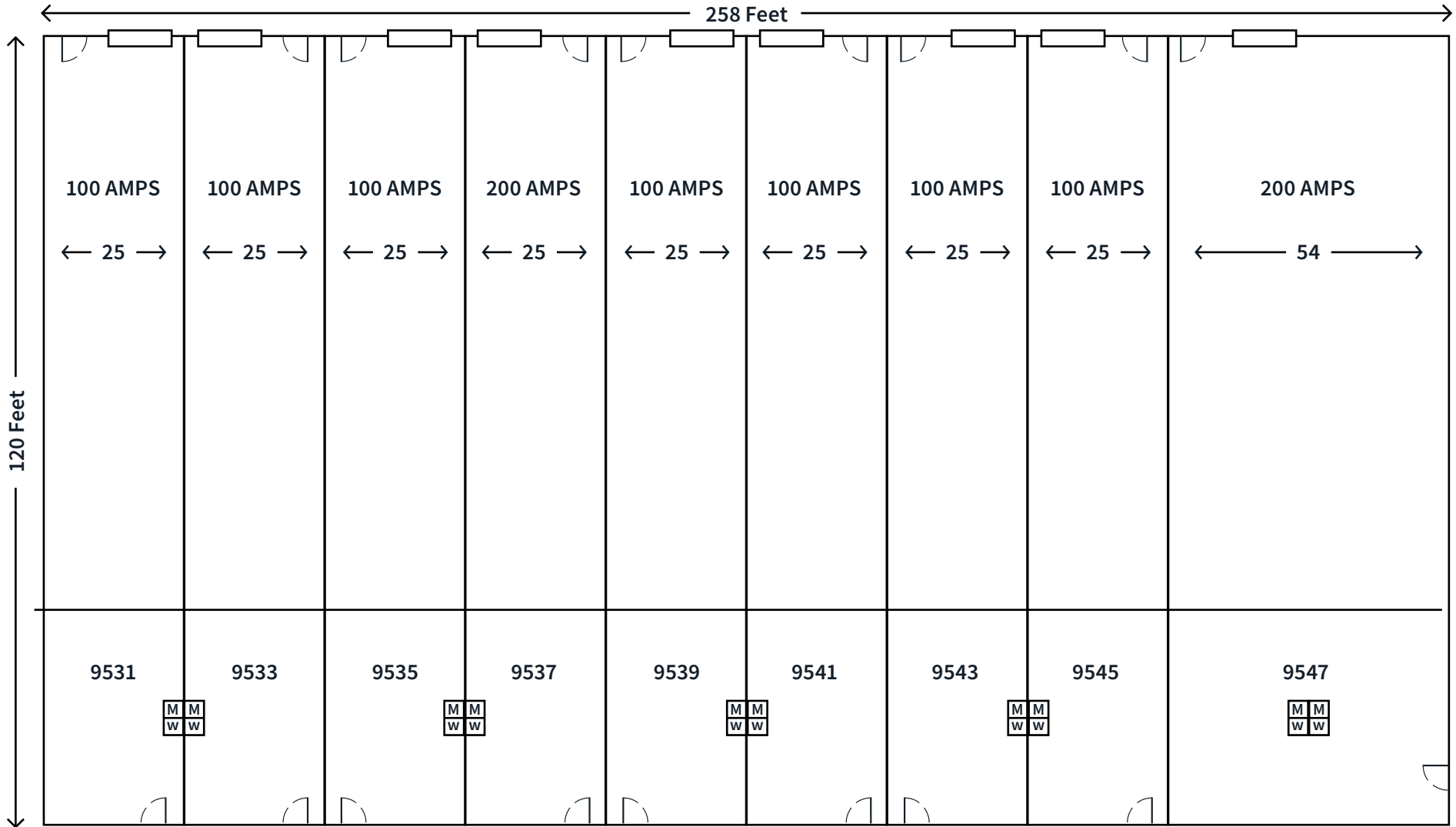
Suite Configuration

Nine suites offering flexible configurations:

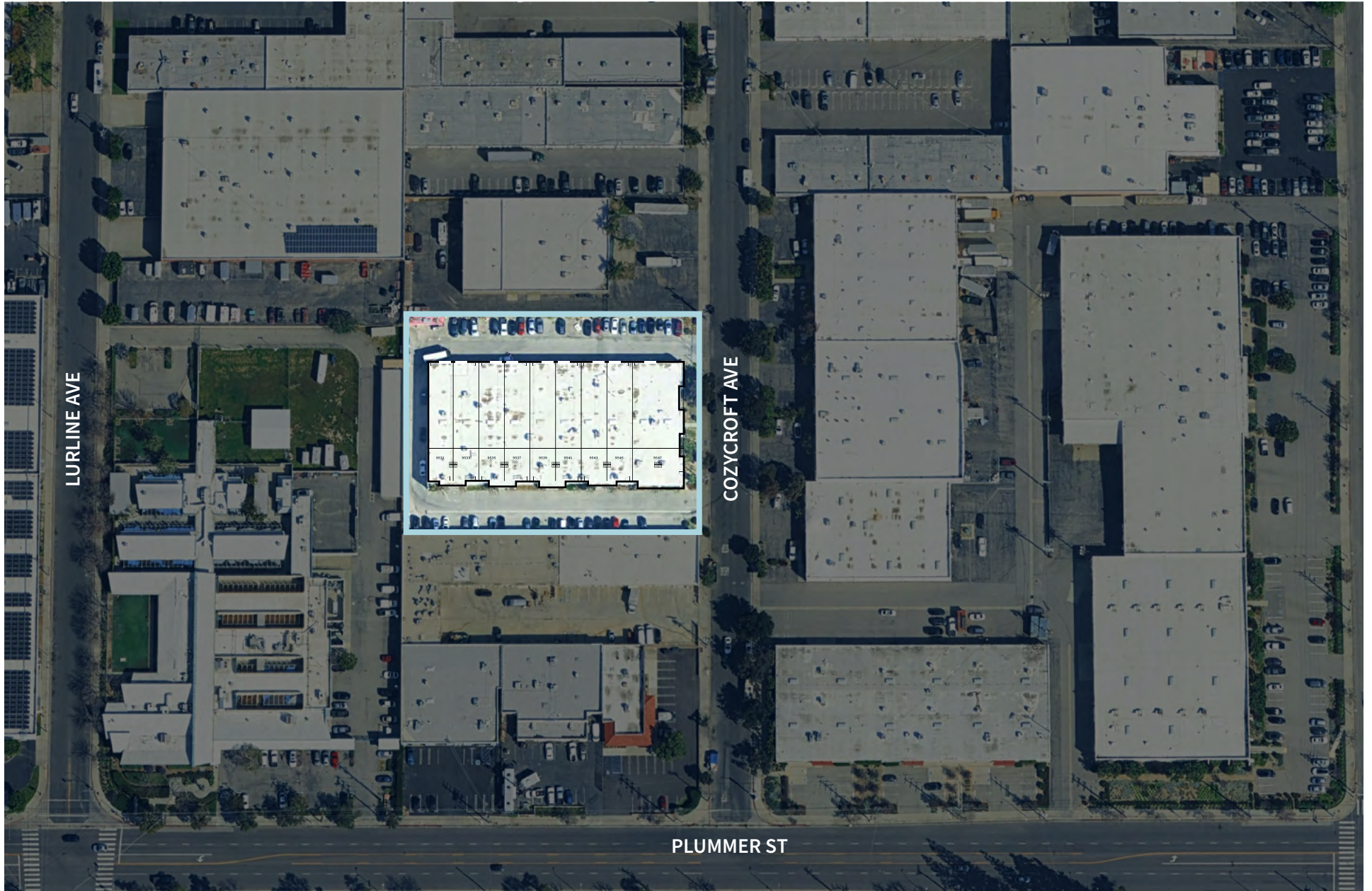
Suite	Square Feet	Power
9531	2,910 SF	100 amps
9533	2,910 SF	100 amps
9535	2,910 SF	100 amps
9537	2,910 SF	200 amps
9539	2,910 SF	100 amps
9541	2,910 SF	100 amps
9543	2,910 SF	100 amps
9545	2,910 SF	100 amps
9547	7,200 SF	200 amps



Site plan



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