

1,820 SF | INDUSTRIAL | CHATSWORTH

1,820
SQUARE FEET

\$1.75/mo
APPROX RENT/SF

\$3,185/mo
BASE RENT

(818) 717-0200
www.tscorealestate.com

PROPERTY ADDRESS

9846 Owensmouth Ave
CHATSWORTH, CA 91311

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **7/15/2026**

DESCRIPTION

Unit Size (approximate): 1,820 square feet Industrial Space
WAREHOUSE | Two OFFICES | Rear Loaded/Street Front

Restroom: One (sink, toilet & water heater)
Power: 200-Amp 3-Phase Service
Parking: (3) Spaces
Overhead Door: Ground Level about 10'x10'
Evaporative Cooler & Space Heater in Warehouse Warehouse Clearance is 12'
Offices are fully Air Conditioned

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

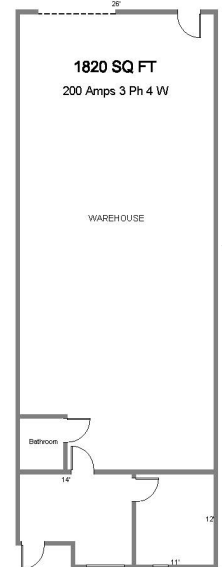
- * Subject to Credit and Financial Review.
- * Monthly Estimated CAM Fee: \$273.00
- * Term: 1 to 3 Years
- * Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

AMENITIES

- 10' x 10' Overhead Door
- Air Conditioned Offices

RENTAL TERMS

Monthly Base Rent	\$3,185.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$273.00



9846 Owensmouth Ave.
Chatsworth, Ca. 91311

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Prepared By:
THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
18410 Topanga Canyon Blvd., Suite 105
Chatsworth, CA 91311
(818) 717-0200 • (818) 717-0207
Website: DRE License 01986672
These drawings are provided as an illustration of the available space.
All dimensions are approximate. Prospect is advised to verify physical dimensions.



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
JEREMY WACKER 818-717-0200 x17

JWacker@tsco-re.com

DRE License 01986677



THE SIMPSON COMPANY
REAL ESTATE MANAGEMENT AND BROKERAGE
CORP DRE LICENSE 01264732