

# HIGH-IMAGE CORPORATE HQ BUILDING WITH CROSS-DOCK LOADING

**FOR LEASE | ±47,584 SF**  
20310 Plummer St., Chatsworth, CA



Exclusively Listed By:

**Chad Gahr, SIOR**

O: 818.742.1626 | M: 818.383.5581

cgahr@naicapital.com

Cal DRE Lic #01230414

**David Young**

O: 818.742.1651 | M: 818.422.8658

dyoung@naicapital.com

Cal DRE Lic #00914504

**PROPERTY VIDEO**

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## PROPERTY OVERVIEW

20310 Plummer Street is a premier corporate headquarters and distribution facility in the heart of Chatsworth. The property features  $\pm 12,208$  SF of extensively renovated, high-image office space with polished concrete floors, full-height glass offices, reclaimed wood and structural steel accents, executive offices, conference rooms, showroom areas, and a modern employee lounge.

Recent capital improvements include a new roof and all-new glass line, enhancing the building's contemporary identity. The warehouse offers 20' clear height, five (5) dock-high loading positions, one (1) ground level loading door and true cross-dock functionality with loading on both sides of the building.

The fully fenced and secured site features dual driveways, automated access, 800 amps of power, and 93 parking stalls ( $\pm 1.94/1,000$  SF), providing an ideal platform for headquarters, manufacturing, or distribution operations.



Executive Suite Entrance



Fully Fenced Property

# BUILDING FEATURES



**BUILDING SIZE:**  
±47,584 SF



**LEASE RATE:**  
\$1.40 / SF NNN



**OFFICE AREA:**  
±12,208 SF



**CLEAR HEIGHT:**  
20'



**PARCEL SIZE:**  
±95,396 SF



**DOCK DOORS:**  
5 (10' x 14')  
with Cross Dock Capability



**ACCESS & SECURITY:**  
Full Fenced Facility  
with Automated Gates



**GROUND LEVEL DOORS:**  
1 (10' x 14')



**PARKING:**  
93 Stalls  
(±1.94/1,000 SF Ratio)



**POWER:**  
800 Amps  
277/480 Volt; 3 Phase



**ZONING:**  
LA MR2 1



**FIRE SPRINKLERS:**  
.60 / 2025

## Key Highlights

- Premier Corporate HQ & Distribution Facility.
- Ideal for Headquarters, Distribution or Manufacturing uses.

## Recent Capital Improvements

- New roof.
- All-new glass line with aluminum accented window mullions
- Attractive landscaping.

## Efficient Distribution Warehouse

- True cross-dock capability with dock-high loading on both sides of the building.

## ±12,208 SF of Fully Renovated Office Space

High-image interiors featuring:

- Polished concrete floors, reclaimed wood and structural steel accents.
- Private executive office suite with full height glass.
- Conference rooms & showroom space.
- Dedicated administrative/accounting areas.
- Modern employee lounge with state-of-the-art appliances.

## Secure, Functional Site

- Fully fenced property with wrought-iron security fencing.
- Automated gate access with 3 driveways.

FULLY FENCED | HIGH-IMAGE CORPORATE HQ BUILDING | CROSS-DOCK LOADING



## TRUE CROSS DOCK LOADING

The warehouse component is designed for efficient distribution, offering 20' clear height and five (5) dock-high loading positions. Loading is configured on both sides of the building, allowing for true cross-dock functionality and efficient circulation.



Plummer Street Loading

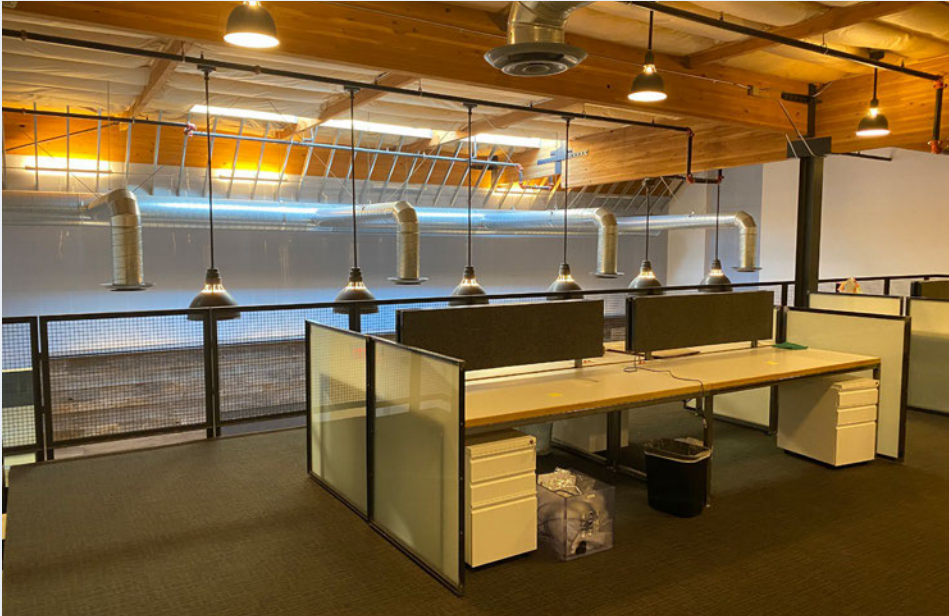


Oso Avenue Loading

# HIGH-IMAGE OFFICE BUILDOUT



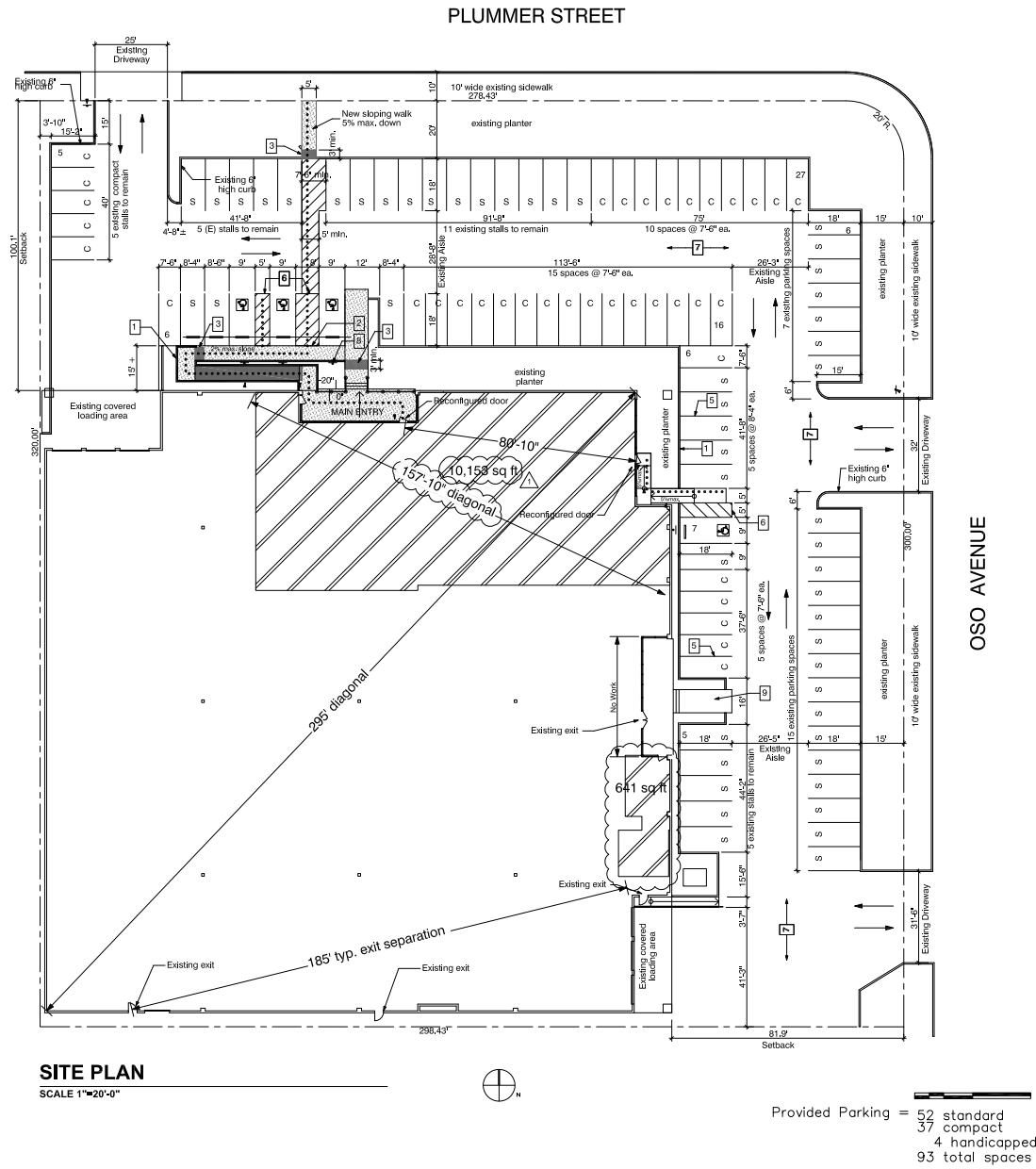
# HIGH-IMAGE OFFICE BUILDOUT



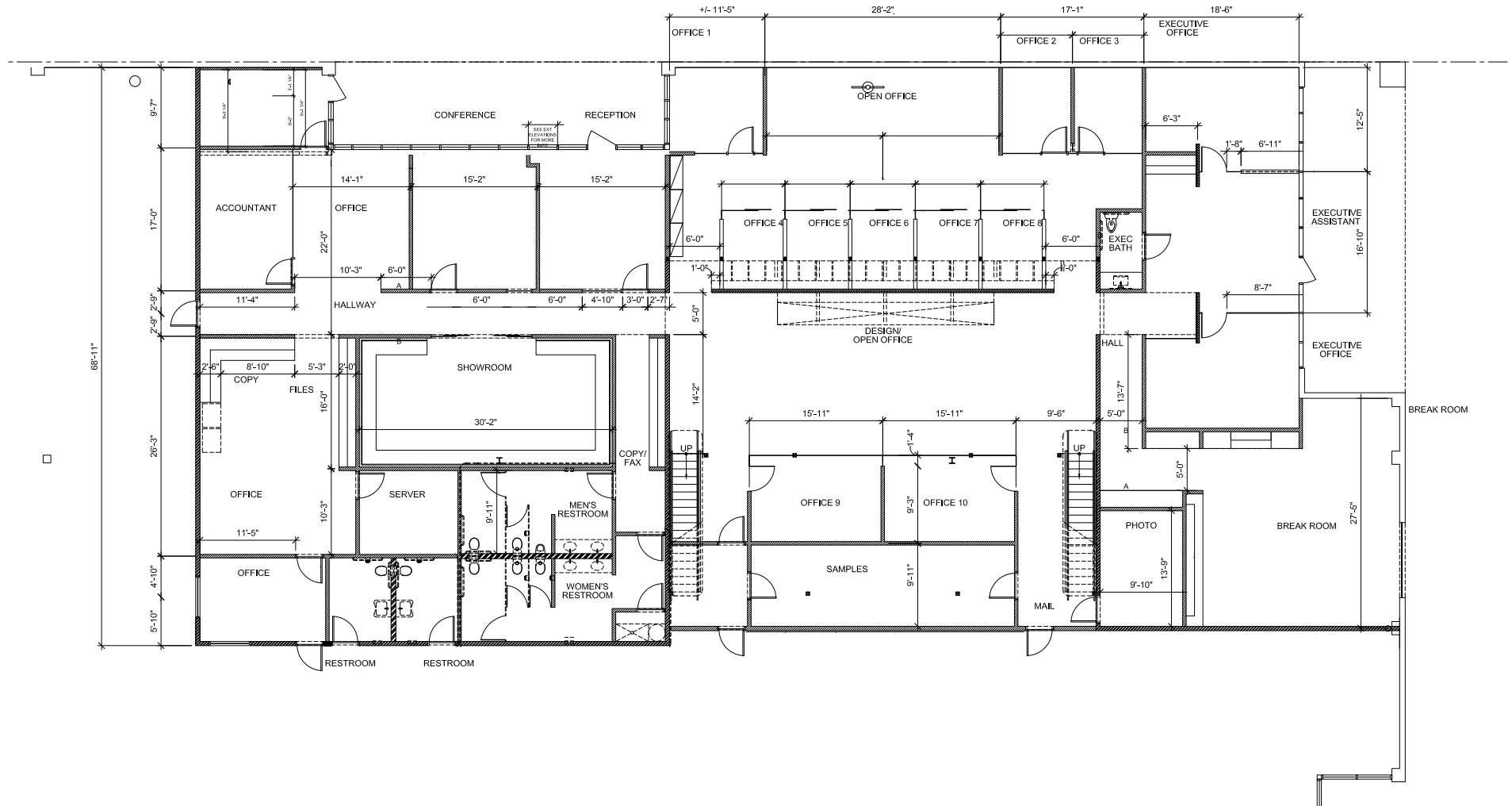
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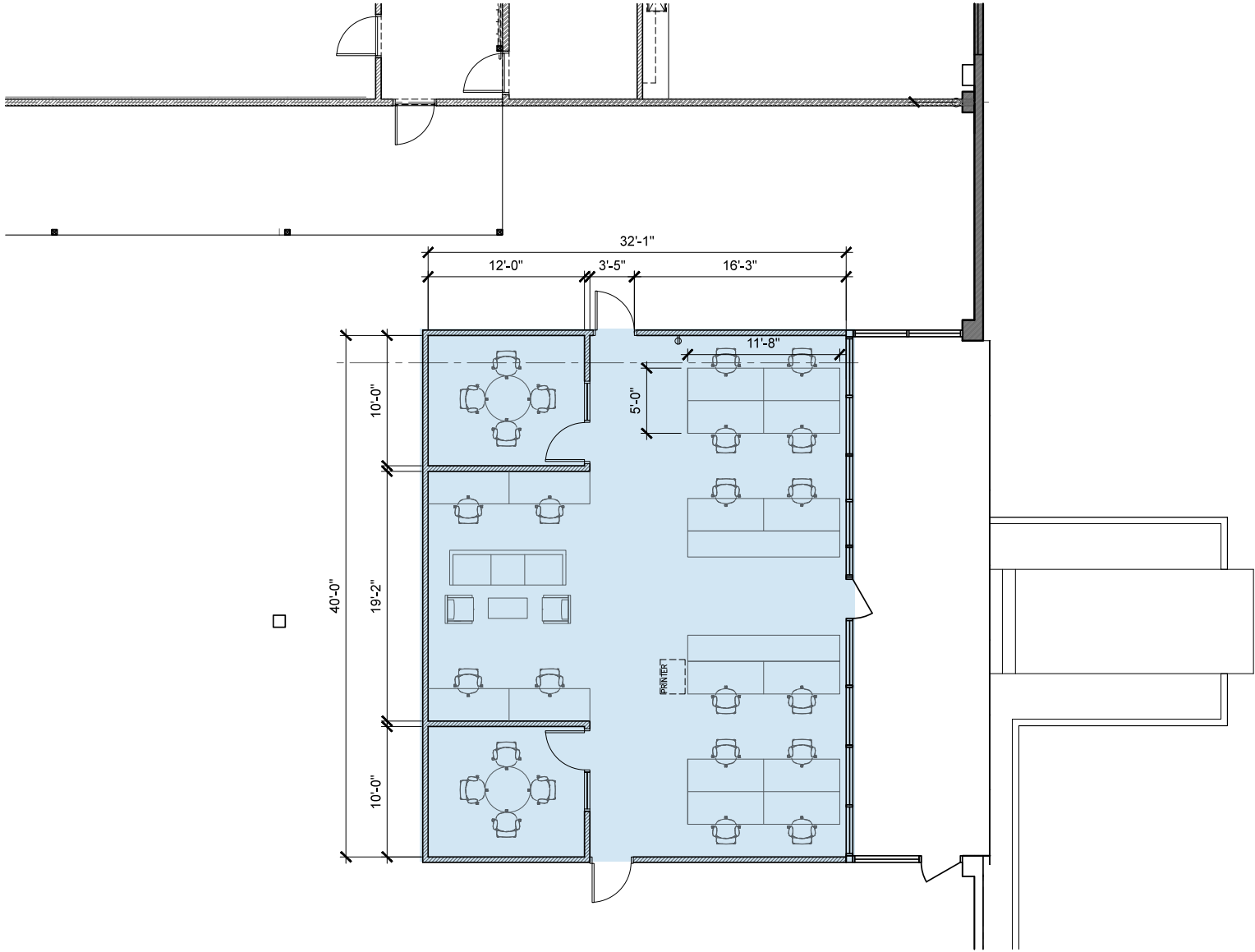
# SITE PLAN



# OFFICE FLOOR PLAN | 10,928 SF



# WAREHOUSE OFFICE AREA | 1,280 SF





## CHATSWORTH / WEST SAN FERNANDO VALLEY INDUSTRIAL OVERVIEW

### **Strategic Infill Industrial Hub Serving Greater Los Angeles**

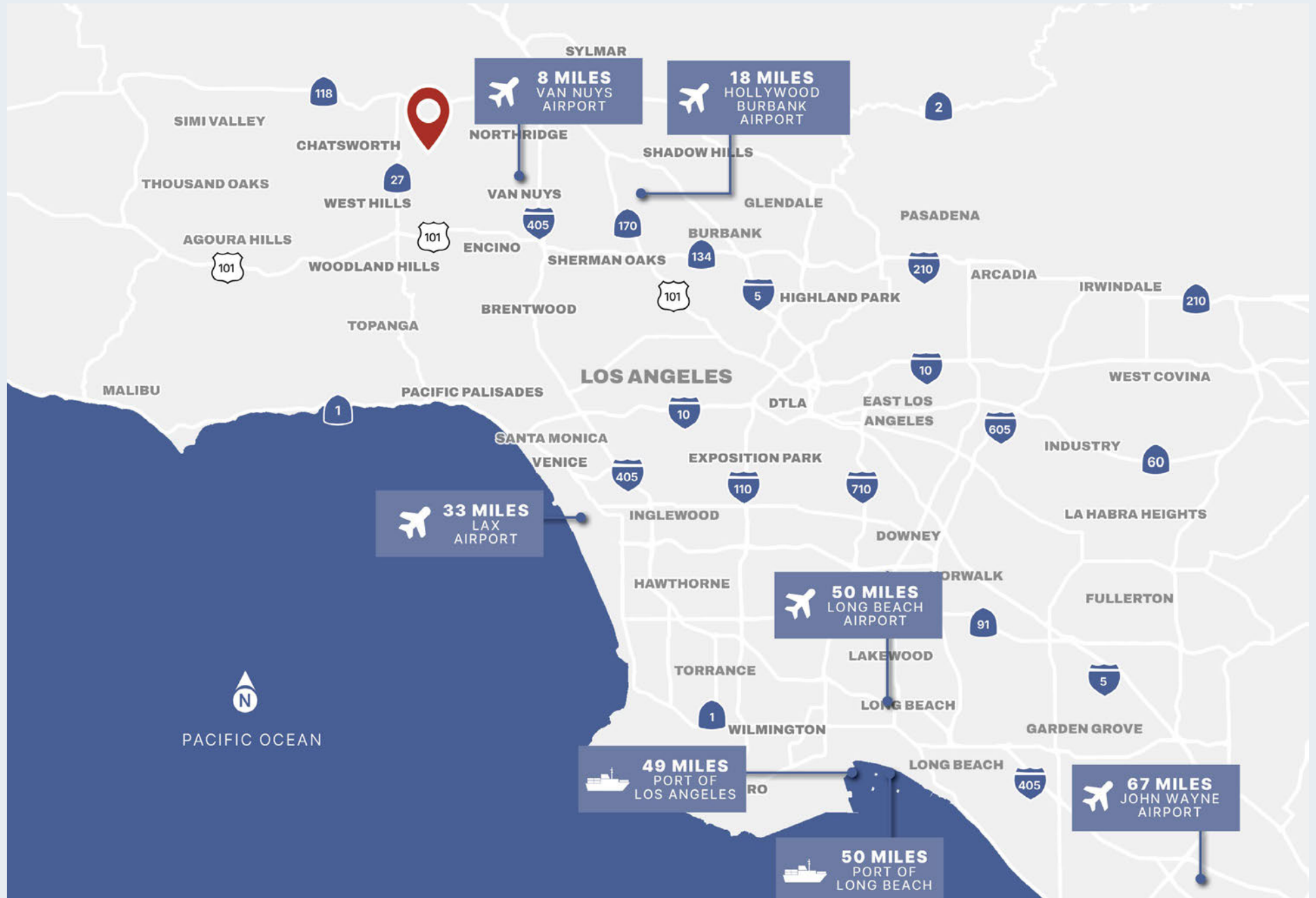
Chatsworth, CA is a premier industrial submarket within the West San Fernando Valley, offering a diverse mix of manufacturing, logistics, and flex/R&D users. The area benefits from a central location that enables efficient distribution across Greater Los Angeles, Ventura County, and the broader Southern California region.

### LOCATION & CONNECTIVITY

- Immediate access to the 118 Freeway, with direct connectivity to the 405, 101, 5, and 210 corridors
- Strategic positioning between Los Angeles Basin, Ventura County, and Santa Clarita Valley
- Ideal for regional distribution, service-based operators, and last-mile logistics users



# STRATEGIC CENTRAL LOCATION



# ABUNDANT AREA AMENITIES



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