

Available SF 71,009 SF

Industrial For Lease

Building Size 583,606 SF



Address: 20525 Nordhoff St, Unit B, Chatsworth, CA 91311

Cross Streets: Mason Ave/Nordhoff St

The Premier Distribution Facility in the West San Fernando Valley
Four Dock High Positions w/Electrical Pit Load Levelers
Two Ground Energy-Efficient T-8 Lighting w/ Motion Sensors 24'
Clearance - Fully Sprinklered Ideal for Storage/Distribution
Movie Production Co Previously Occupied

Lease Rate/Mo: \$99,413
Lease Rate/SF: \$1.40
Lease Type: Modified Gross / Op. Ex: \$0.12
Available SF: 71,009 SF
Minimum SF: 71,009 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$488,305 / 2025
Yard: No
Zoning: MR2

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1 / 12'x13'11"
DH Doors/Dim: 4 / 10'x10'
A: 1000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1976
Whse HVAC: Yes
Parking Spaces: 30 / Ratio: 0.4:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 500 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2748-001-037

Listing Company: CBRE
Agents: [Bennett Robinson 818-907-4608](mailto:bennett.robinson@cbre.com)

Listing #: 45363011

Listing Date: 08/04/2026

FTCF: CB000N000S000

Notes: Contact broker for showing. Power is shared with adjacent unit. Call broker to discuss power. Lessee to verify all information provided. Taxes are for entire building. Do not go direct. Adjacent to up to 80,000 SF of offices.