

# 8929 Oso Ave.

Chatsworth, CA

±23,304 SF Free Standing Industrial Building Available



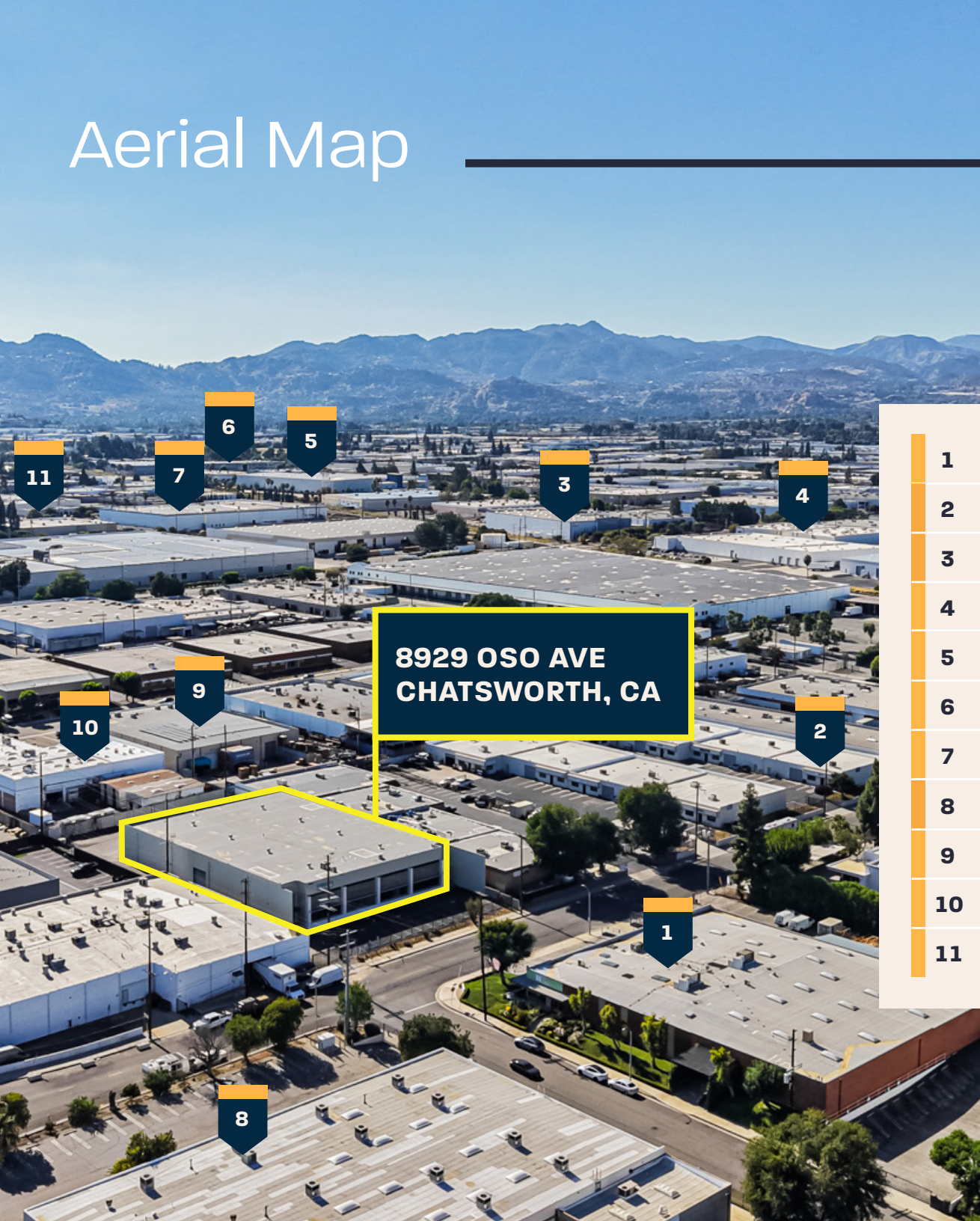
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Lic. 00984312

**CBRE**

# Aerial Map

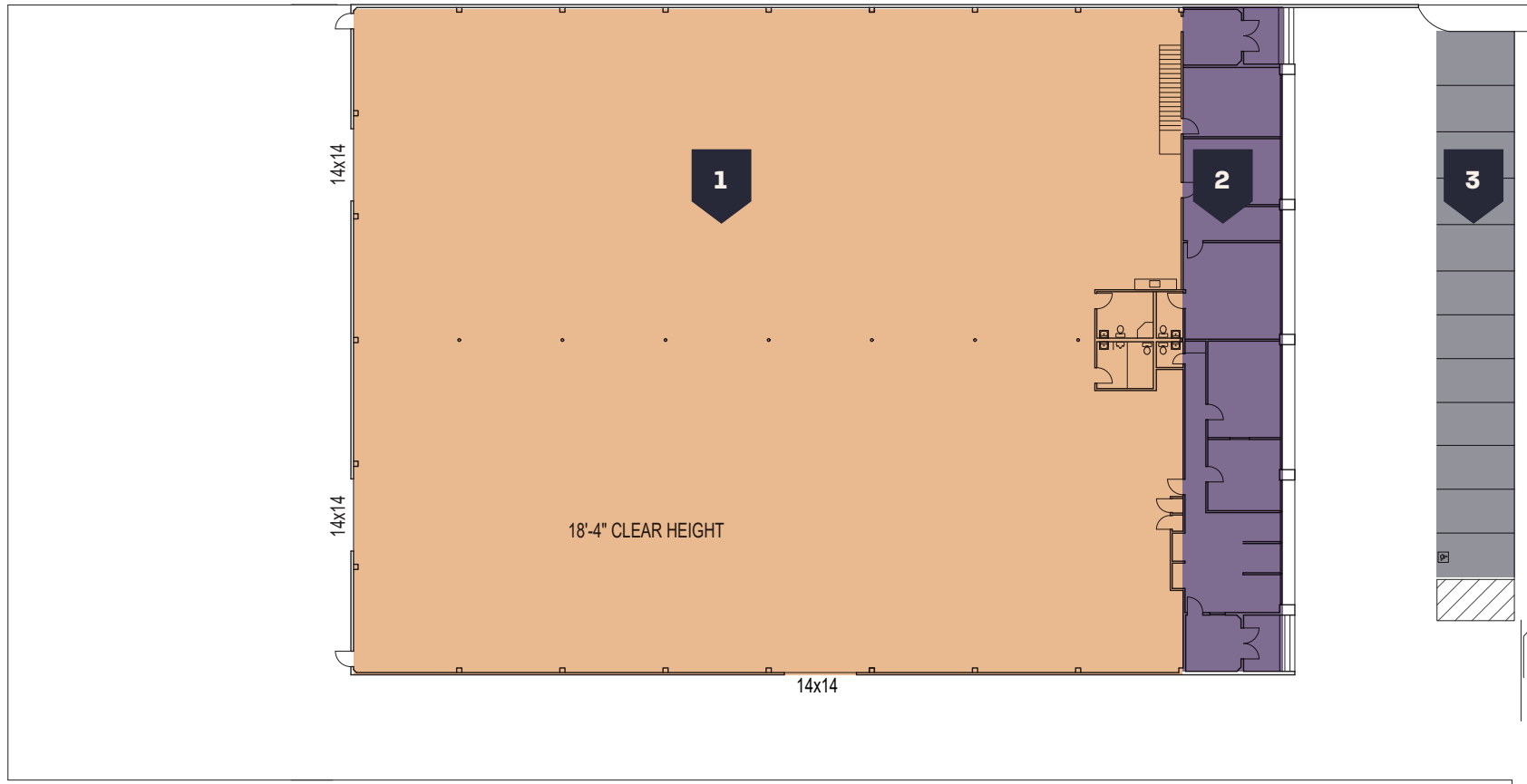
This location in Chatsworth provides a strategic base for businesses, benefiting from the area's robust infrastructure and accessibility within the broader Los Angeles region.



**8929 OSO AVE  
CHATSWORTH, CA**

- 1 Sliding Door Company
- 2 Waterjet Natural Cutting
- 3 Stratton & Sons Moving & Storage
- 4 Voyant Beauty
- 5 Amazon
- 6 Align Aerospace
- 7 Hubbell Incorporated
- 8 Cicon Engineering Inc
- 9 WeXpnd
- 10 First Class Uniform
- 11 Bank of America

# Floor Plan



**1**  
Warehouse SF  
20,818 SF

**2**  
Office SF  
2,486 SF

**3**  
Parking  
12 Stalls



# Building Specifications

|              |                                |
|--------------|--------------------------------|
| Lease Rate   | \$1.11/PSF NNN +<br>\$0.19/PSF |
| Available SF | 23,304 SF                      |
| Office SF    | 2,486 SF                       |
| Warehouse SF | 20,818 SF                      |
| Clear Height | 18' 4"                         |
| GL Doors     | 3 - 14' x 14'                  |
| Power        | 800 Amps,<br>120/240 Volts, 3Ø |
| Parking      | 12 Stalls*                     |
| Zoning       | MR2-1                          |
| Built        | 1973                           |
| APN          | 2781-001-017                   |

\*12 parking stalls in front yard. Rear yard not currently striped.

# Property Highlights

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0.20 GPM/SF  
over 1,500 SF  
Sprinkler System  
Density



800 Amps,  
120/240 Volts, 3Ø  
Power



Fenced  
Yard



18' 4"  
Min. Clear Height

# Demographics

## Transportation Map

### Population

|         |         |           |
|---------|---------|-----------|
| 99,076  | 480,779 | 1,240,322 |
| 2 Miles | 5 Miles | 10 Miles  |

### Avg. HH Income

|           |           |           |
|-----------|-----------|-----------|
| \$114,788 | \$126,683 | \$124,369 |
| 2 Miles   | 5 Miles   | 10 Miles  |

| Airport           | Distance (miles) |
|-------------------|------------------|
| Van Nuys          | ±7 miles         |
| Hollywood/Burbank | ±19 miles        |
| LAX               | ±28.2 miles      |

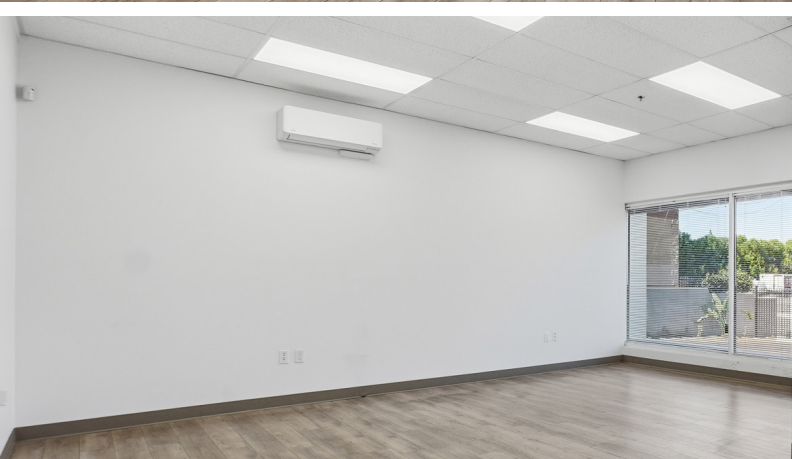




# Photo Gallery

## Exterior & Warehouse





# Photo Gallery

## Offices

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## CONTACTS

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