



**Industrial Building for Lease**  
 20730-46 Dearborn St  
 Chatsworth, CA 91311  
 Multiple Sizes Available!

**Matt Dierckman**  
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**David Harding**  
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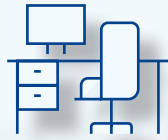
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# Building Highlights



**Flexible Configurations/  
Storage/MFG Uses**



**Owner Will Demise/  
Remove Offices to  
Suite**



**Heavy Power/Ample  
Parking**



**Fenced & Secure  
Yard/Parking Area**



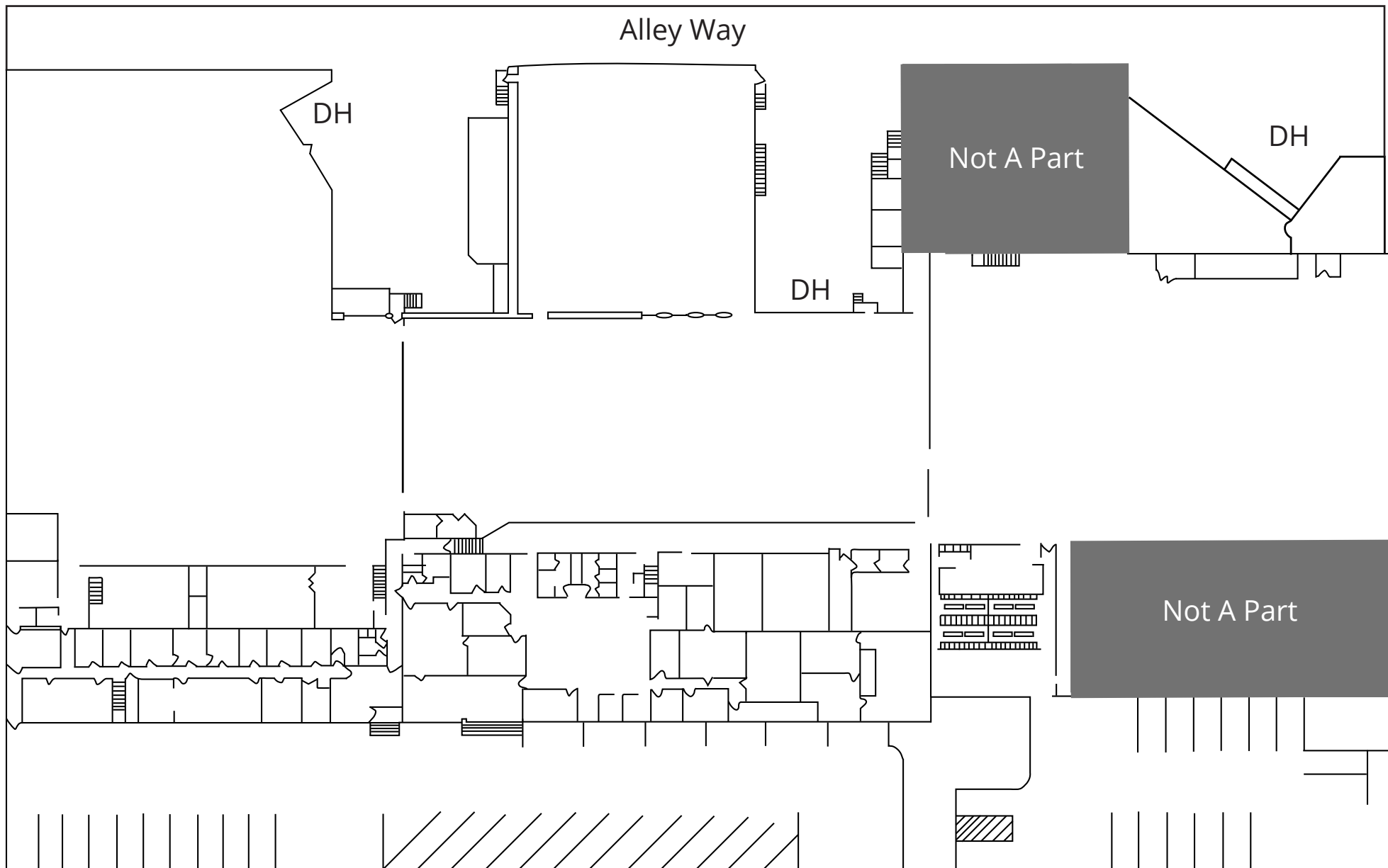
**Inexpensive  
Multi-Use Space**

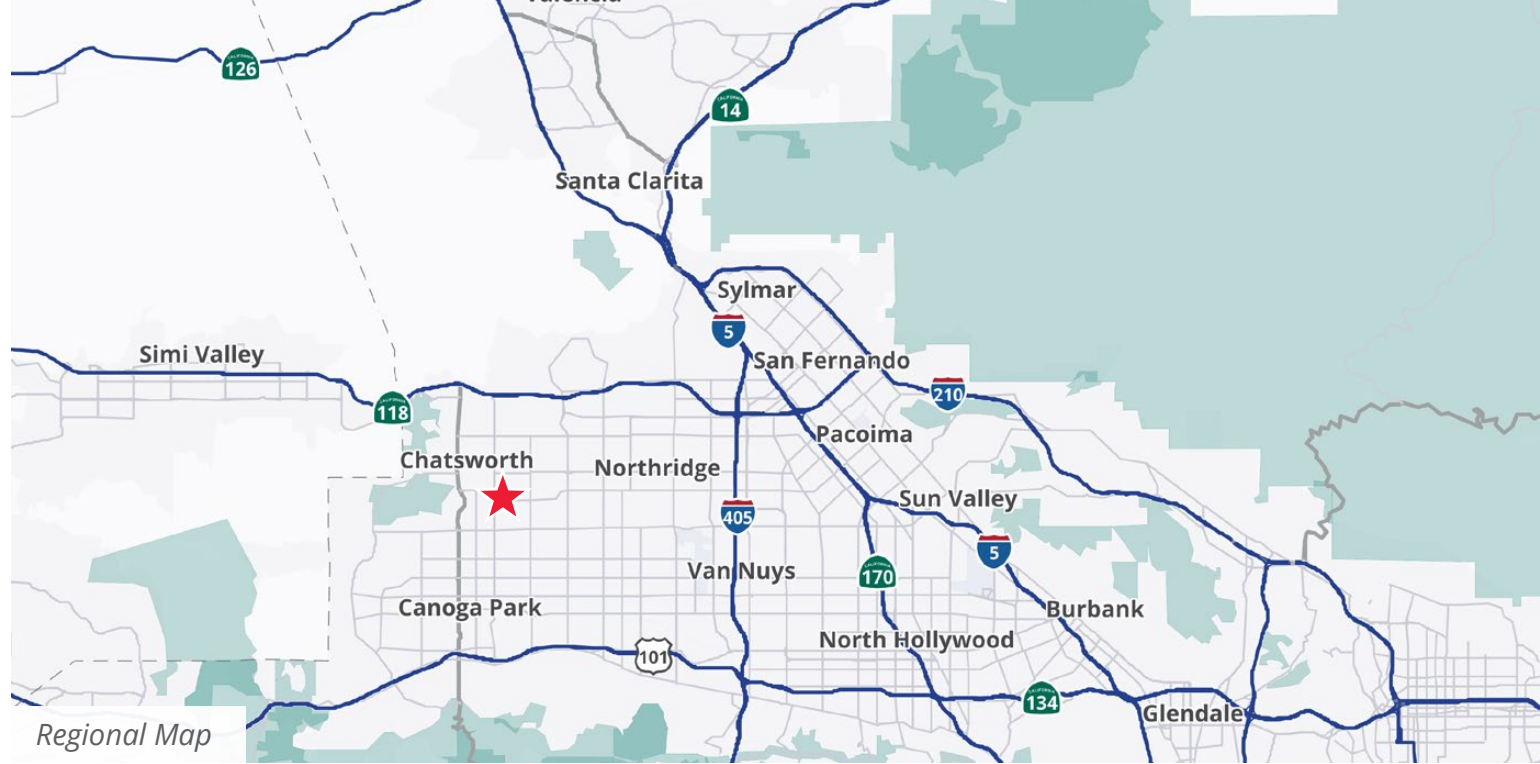
Available SF	60,000 - 80,000
Monthly Rent	\$84,000
Base Rate PSF	\$1.05 MG
Clear Height	14' - 20'
DH Doors / Dim	6
Power	2200A, 480V, 3Ph, 4W
Parking Spaces / Ratio	157 / 2.0:1
Office SF / #	20,849
Restrooms	6
Zoning	MR2
Sprinklers	Yes
Possession	Immediate
To Show	Call Agent



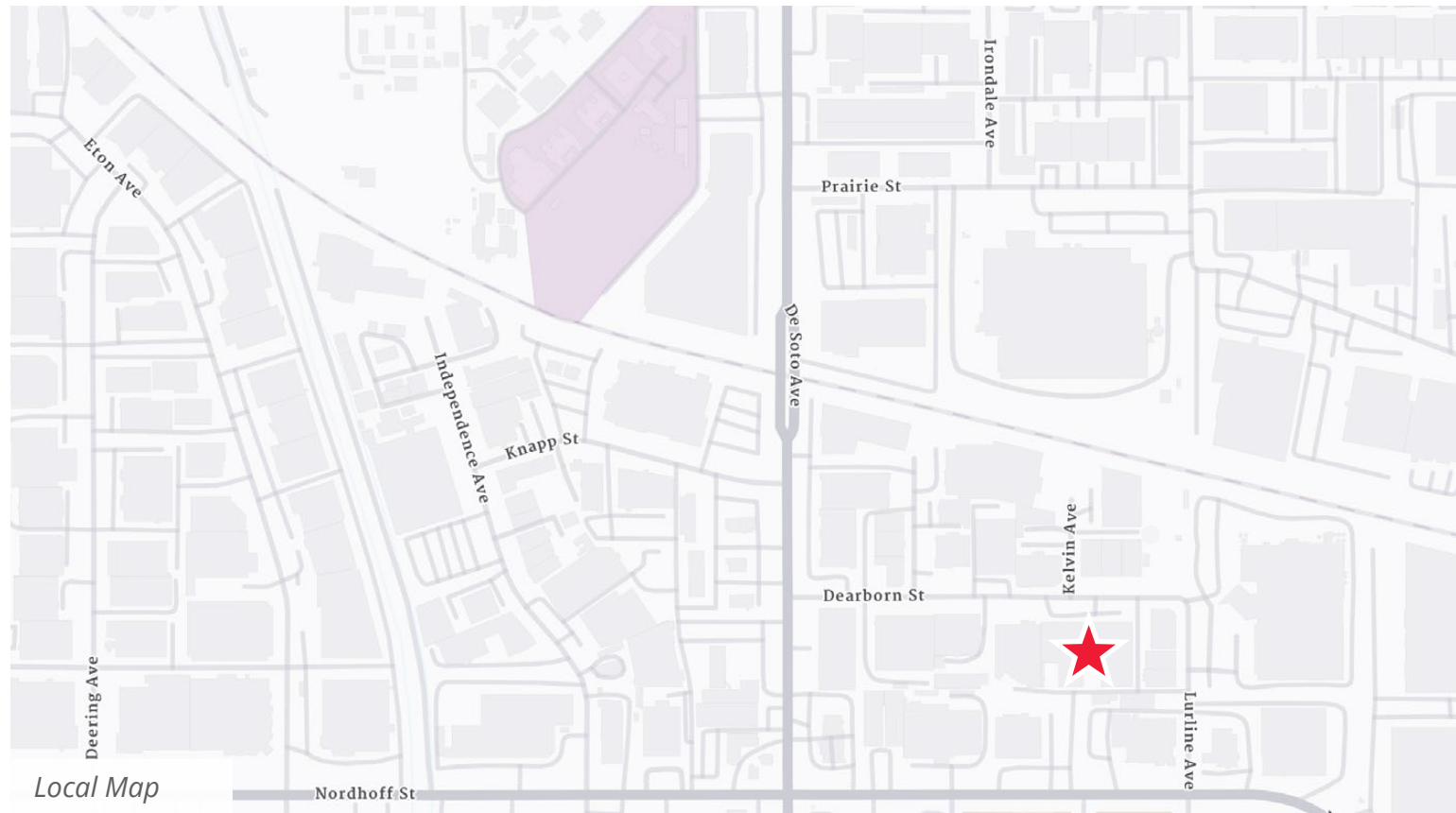
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

# Layout



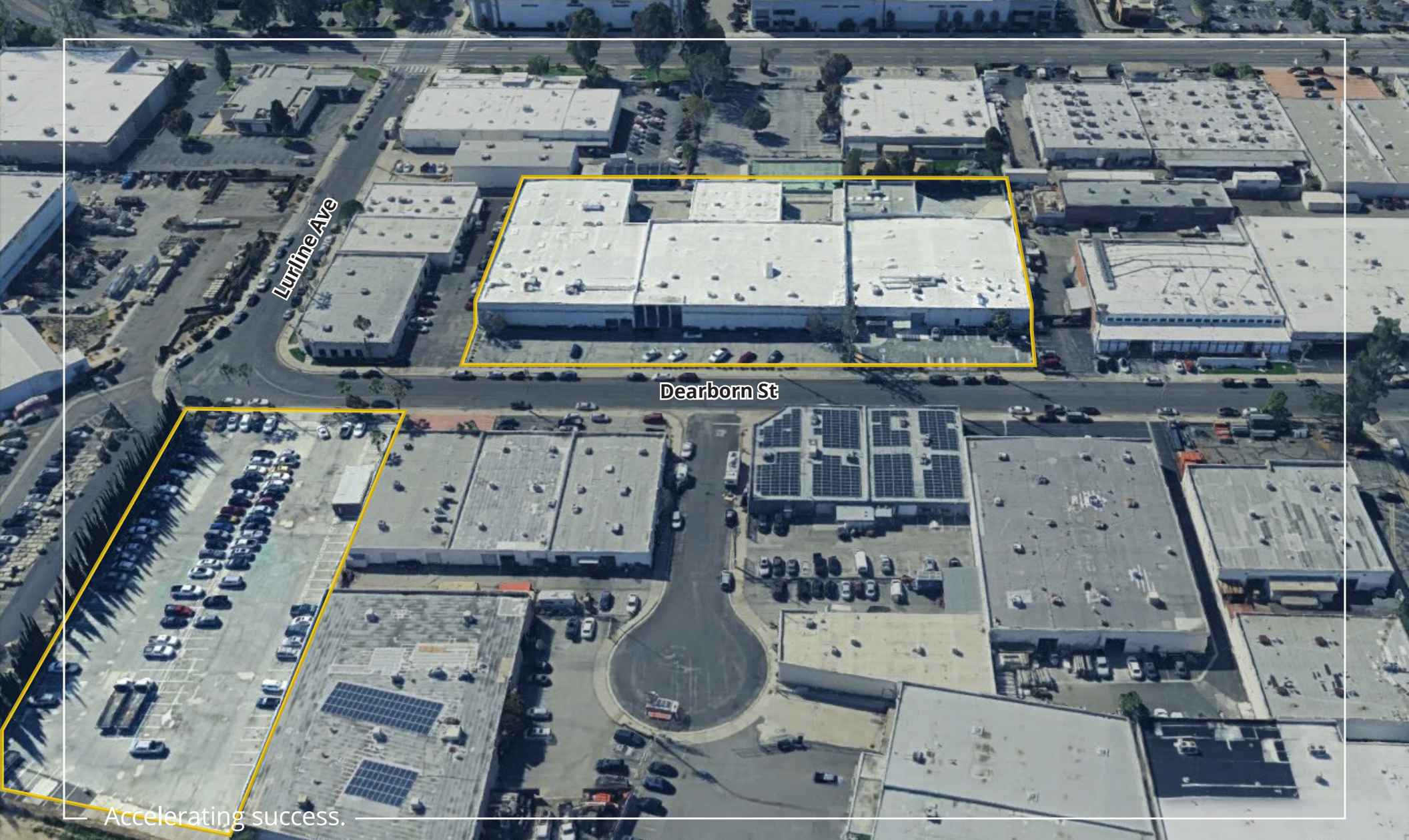


Regional Map



Local Map

# Location Maps



**Contact Info**

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