

FOR LEASE – INDUSTRIAL / FLEX

21610 Lassen St

Unit 7 · CHATSWORTH, CA, 91311

1,440
SQUARE FEET

\$2,678.40/Mo-All In

Base Rent (\$1.70 PSF) & CAM Charge (\$.16 PSF)



BUILDING SPECS

12' CLEARANCE HT.	10'x10' ROLL-UP DOOR
One Private Office	1,440 SQUARE FEET
TENANT UTILITIES Electricity, Internet, Phone, Gas	

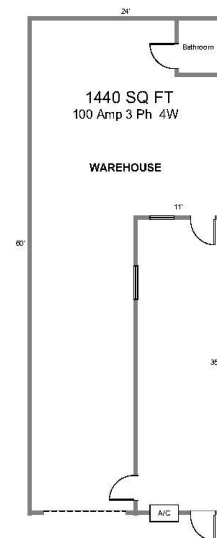
KEY FEATURES

Commercial Type	Multi-Tenant Industrial
Lease Type	Industrial Gross
Minimum Lease Term	1-3 Years
Roll Up Door Access	Front-Loaded
Office SF	385 SF (11' x 35')
Power — Three Phase	100 Amps
Office Heating/Cooling	Wall AC
Warehouse Heating	Space Heater (Gas)
Warehouse Cooling	1 Evap. Cooler
Parking	Three (3) Reserved
Restroom	One Private
Security Deposit	Based on Financials

OVERVIEW

A clean, move-in-ready industrial unit off Lassen St with easy loading and delivery access. The unit has a fresh coat of paint, new flooring, and has been professionally cleaned throughout. Located near the Chatsworth metro station and close to roads with heavy traffic, this space is perfect for storage, e-commerce, distribution, and light manufacturing businesses. **Water & Trash** for the property is reimbursed through the Monthly CAM Charge.

***NOTE: No Automotive, Cannabis, Woodworking or Welding businesses allowed**



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Chatsworth, CA 91311



THE SIMPSON COMPANY
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