

# 1,000 SF | INDUSTRIAL | CHATSWORTH

**1,000**  
SQUARE FEET

**\$1.55/mo**  
APPROXRENT/SF

**\$1,550/mo**  
BASE RENT

**(818) 717-0200**  
www.tSCO-re.com

## PROPERTY ADDRESS

**9909 CANOGA AVE, Unit H**  
**CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **8/15/2025**

## DESCRIPTION

**Unit Size (approximate): 1,000 square feet Industrial Space WAREHOUSE | TWO OFFICE with Mezzanine**

Restroom: One (sink & toilet)  
Power: 100-Amps Single Phase  
Parking: (1) Unreserved Space Overhead Door: Ground Level about 10'x10'  
Evaporative Cooler in Warehouse. No Gas Service in Unit.

Tenant pays for its own electricity, telephone, internet. Water & Trash are reimbursed through CAMs  
**Please no woodworkers, welders, marijuana or automotive use**

\* Subject to Credit and Financial Review.  
\* Monthly Estimated CAM Fee: \$110.00 (\$.11 PSF)  
\* Term: 1 to 3 Years  
\* Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

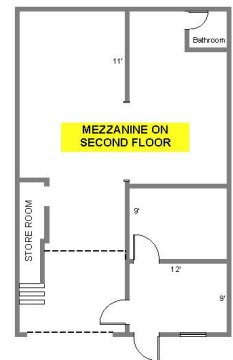
## AMENITIES

- 10' x 10' Overhead Door
- 12' Warehouse Clearance

## RENTAL TERMS


Monthly Base Rent	\$1,550.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$110.00

1000 SQ FT  
100 Amps 3 Ph  
100 Amps Single Ph



Unit H  
9909 Canoga Ave.  
Chatsworth, Ca. 91311

Prepared By...



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*These drawings are provided as an illustration of the available space. All dimensions are approximate. Prospect is advised to verify physical dimensions.*



**AVAILABLE**  
**INDUSTRIAL WAREHOUSE**  
**818-717-0200**  
**JEREMY WACKER**



THE SIMPSON COMPANY  
REAL ESTATE MANAGEMENT AND BROKERAGE  
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES  
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