



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**DOCK HIGH
LOADING**

23,322 SF

**FREE STANDING INDUSTRIAL BUILDING
AVAILABLE FOR LEASE**

9200 GAZETTE AVE. | CHATSWORTH, CA

PATRICK REDDY

Principal

818.933.0348

preddy@lee-re.com

DRE# 01901872

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

THE PROPERTY

9200 GAZETTE AVE. | CHATSWORTH, CA



ABOUT THE PROPERTY

- ✓ Dock High & Ground Level Loading
- ✓ Substantial Power and Distribution
- ✓ Free Standing Building w/ Large Yard
- ✓ Convenient Freeway Access to 118, 405 & 15



25,322

Square Footage



\$1.40 PSF INDUSTRIAL GROSS

Lease Rate



LAMR2

Zoning



16' — 19'6"

Clear Height



2 X 10' X 10'5"

Dock High Doors



1 X 8' X 10'

Ground Level Loading Door

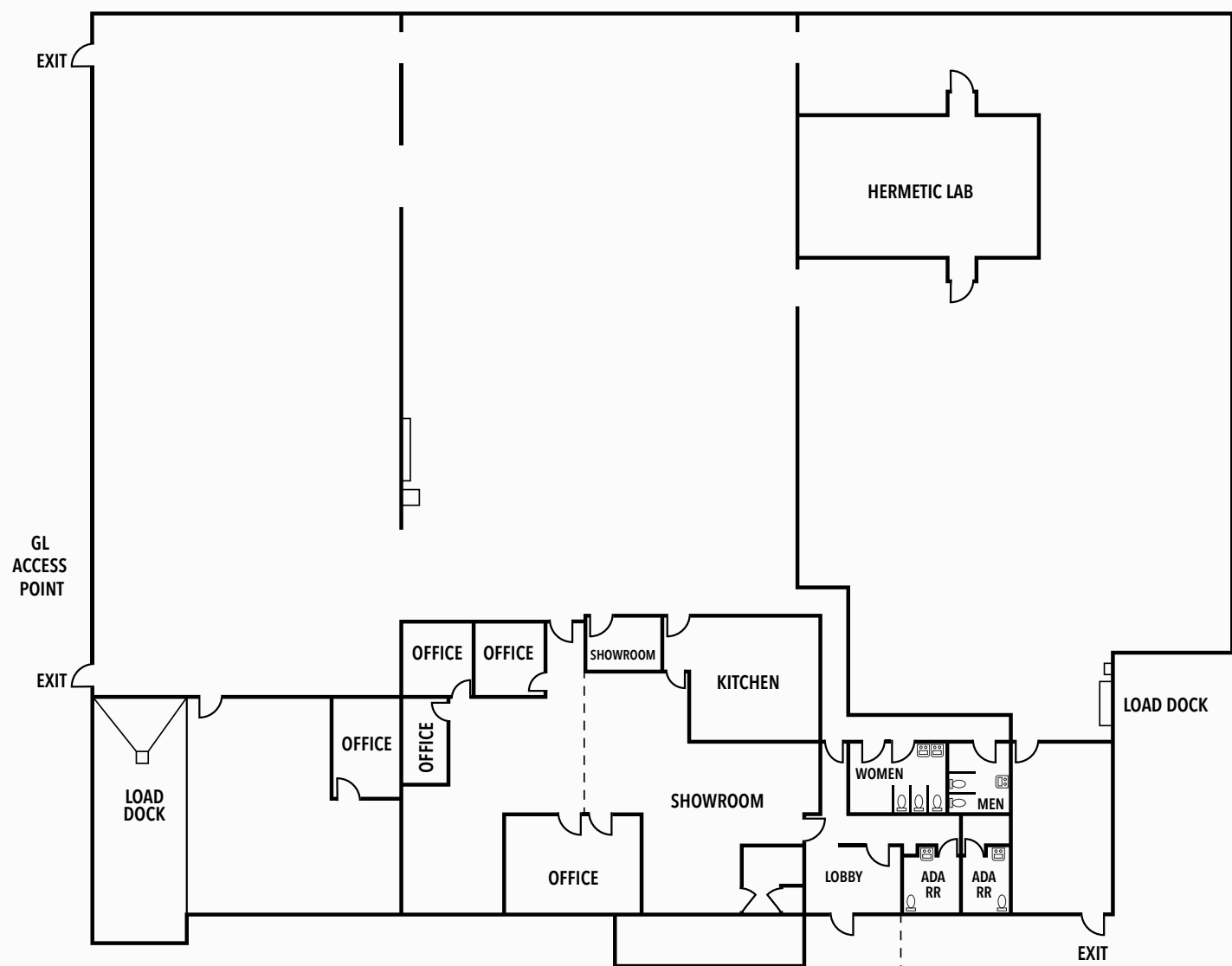


2000A | 480V 3 PHASE 4 WIRE

Power

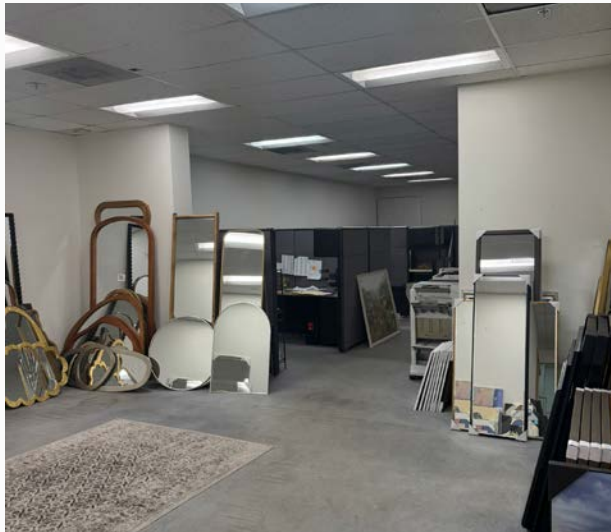
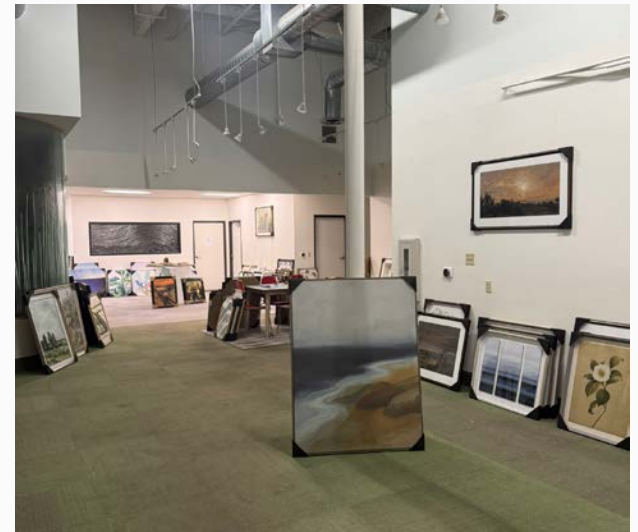
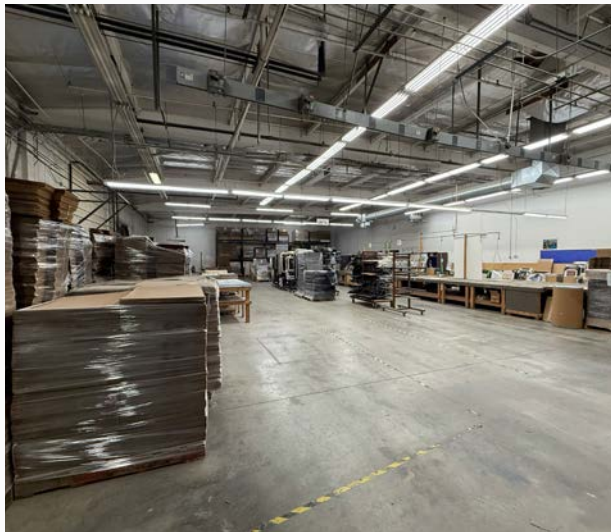
FLOOR PLANS

9200 GAZETTE AVE. | CHATSWORTH, CA



PROPERTY PHOTOS

9200 GAZETTE AVE. | CHATSWORTH, CA



AMENITIES MAP

9200 GAZETTE AVE. | CHATSWORTH, CA





9200 GAZETTE AVE
CHATSORTH, CALIFORNIA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**LEE & ASSOCIATES
LA NORTH**
15060 Ventura Blvd., Suite 100
Sherman Oaks, CA 91403

PATRICK REDDY
Principal
818.933.0348
preddy@lee-re.com
DRE# 01901872