



**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

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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
- ✓ Free Standing Building w/ Large Yard
- ✓ Substantial Power and Distribution
- ✓ 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



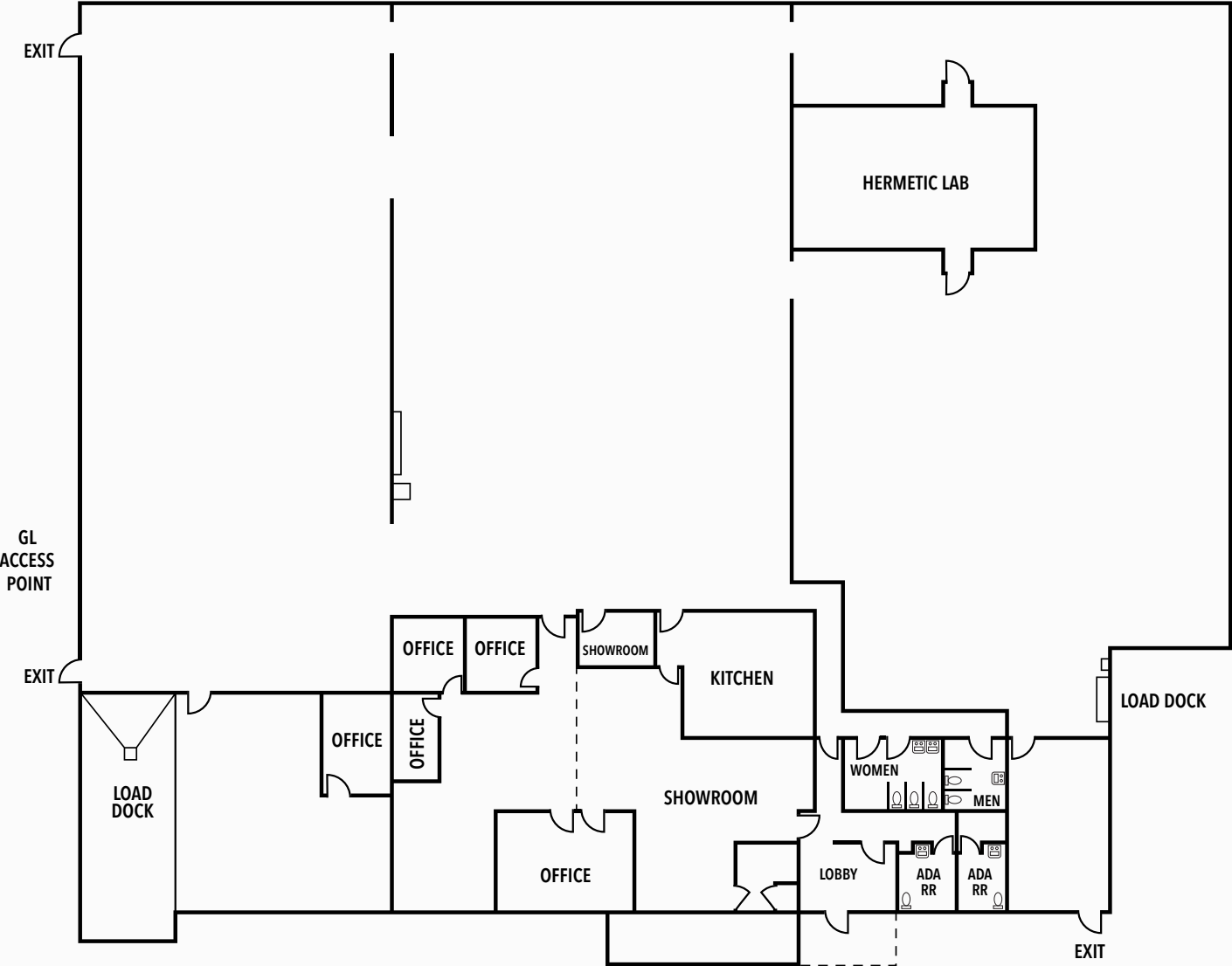
**8' X 10'**  
Ground Loading Door



**2000A | 480V** 3 PHASE 4 WIRE  
Power

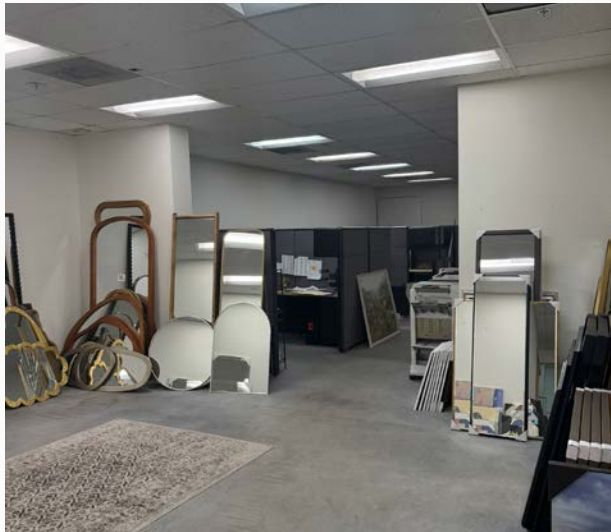
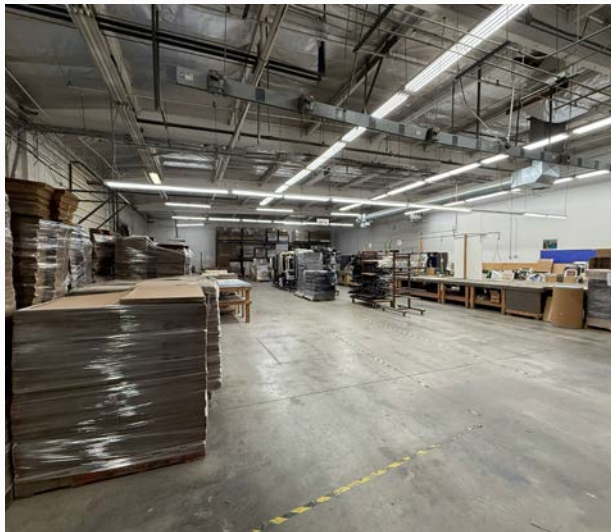
# FLOOR PLANS

9200 GAZETTE AVE. | CHATSWORTH, CA



# PROPERTY PHOTOS

9200 GAZETTE AVE. | CHATSWORTH, CA



# AMENITIES MAP

9200 GAZETTE AVE. | CHATSWORTH, CA





**9200 GAZETTE AVE**  
CHATSORTH, CALIFORNIA

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