



# 8966 MASON AVE CHATSWORTH | CALIFORNIA

## PATRICK REDDY

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DRE #01901872

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# THE OFFERING

## Property Details

- 49,868 Square Feet (includes a 2,500 square foot mezzanine)
- Office: 11,165 Square Feet
- NNN Charges: \$0.16 PSF
- Power 1,200 Amps/277-480 Volts/3 Phase/4 Wire



**±49,868 SF**  
TOTAL SIZE



**±11,165 SF**  
OFFICE SIZE



**\$1.25 PSF NNN**  
LEASE RATE



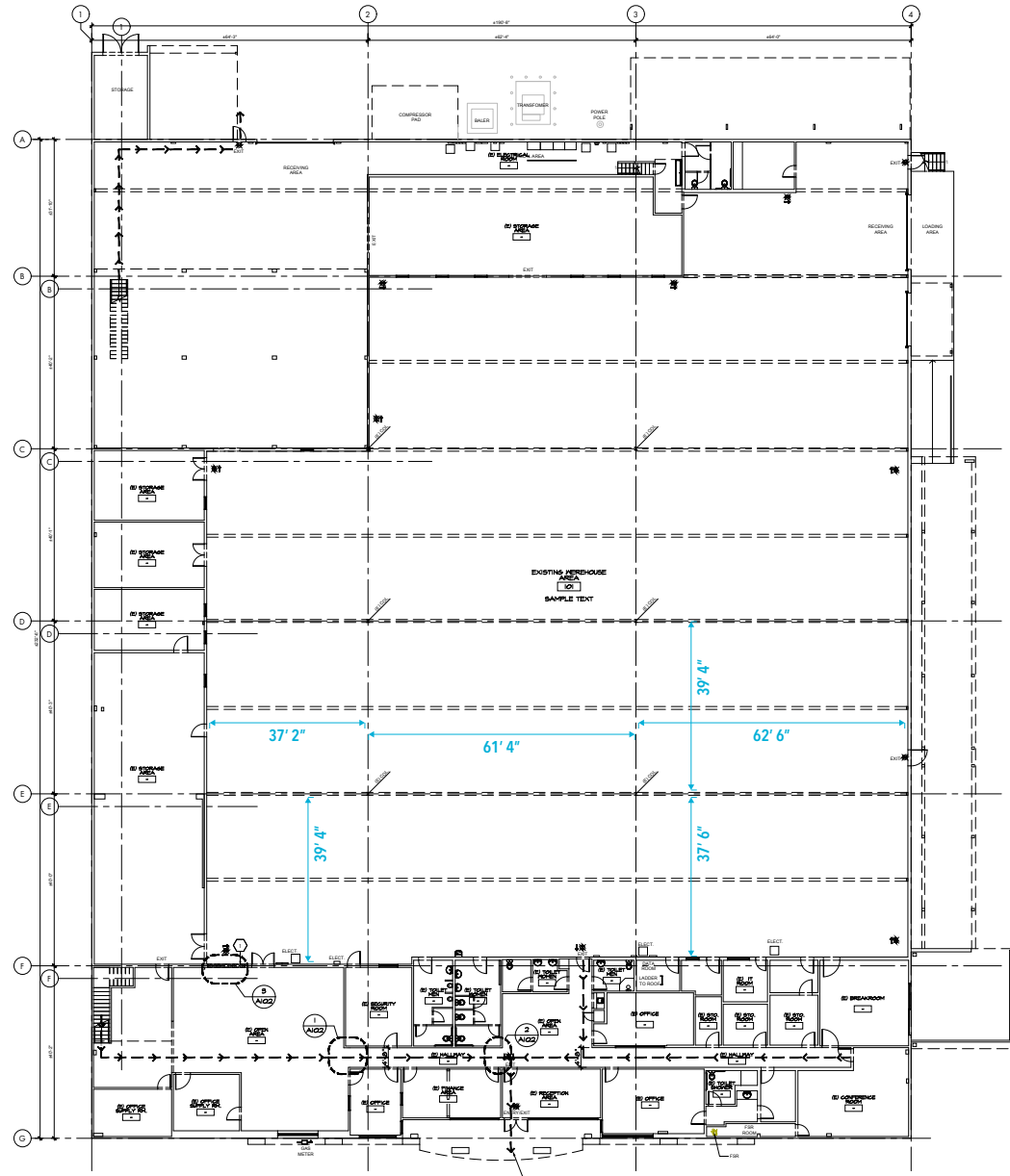
**LAMR2**  
ZONING



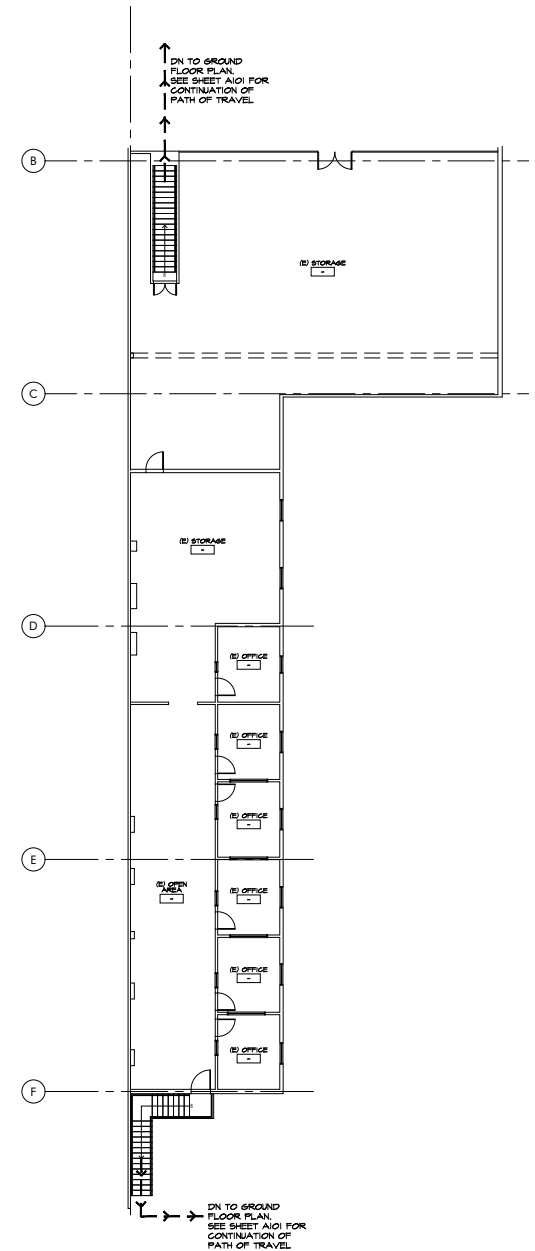
**1,200A | 277/480V**  
POWER (3 PHASE | 4 WIRE)

## Property Highlights

- Very Low Net Charges
- Easy Access To 118, 101 And 405 Freeways
- 4 Dock High Positions (2 Exterior)
  - Interior Height 44"
  - Exterior Height 50"
- Ground Level And Dock High Loading Doors
  - One (1) GL 16'8" x 14'
  - Two (2) DH 12'x10' & 17'5"x10'
- Fenced, Secure & Paved Lot
- Free-Standing Industrial Building
- High Clearance 22' - 25'
- Sprinklers
- 100 Parking Spaces
- Restrooms:
  - One (1) In Warehouse
  - One (1) Executive Restroom
  - Four (4) Office Restrooms



Ground Floor



Mezzanine

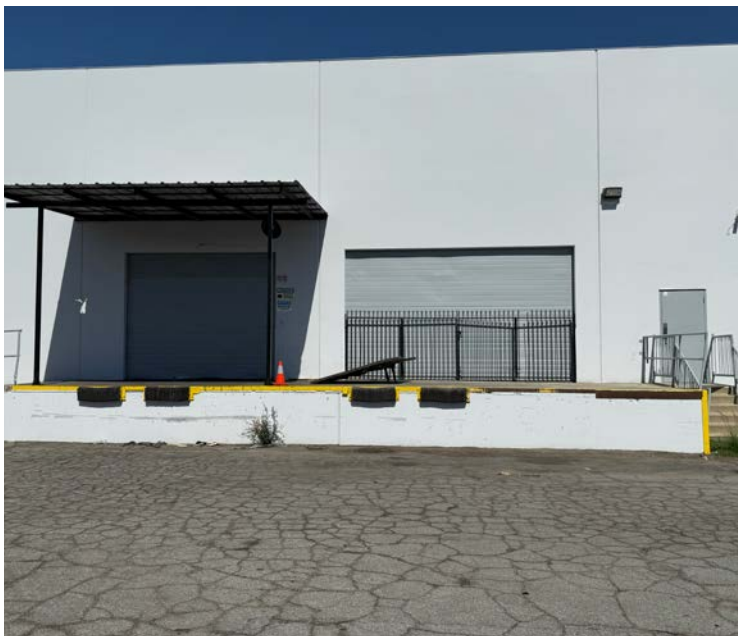


PROPERTY OVERVIEW

FLOOR PLAN

PROPERTY PHOTOS

AERIALS







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