

FOR LEASE

9540 De Soto Ave
Chatsworth, CA 91311

76,421 SF Manufacturing Facility



Kevin Carroll

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Billy Walk

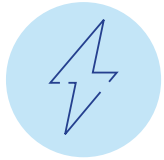
License No. 01398310

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William.Walk@colliers.com

Accelerating success.

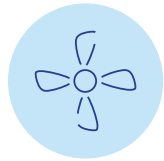
Property Highlights



Heavy Power: 8000 Amps



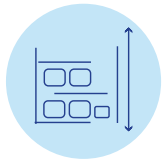
Excellent Freestanding Manufacturing Facility with Main Street Frontage



100% HVAC



Abundant Rooftop Parking: 142 Spaces (1.9:1 Ratio)



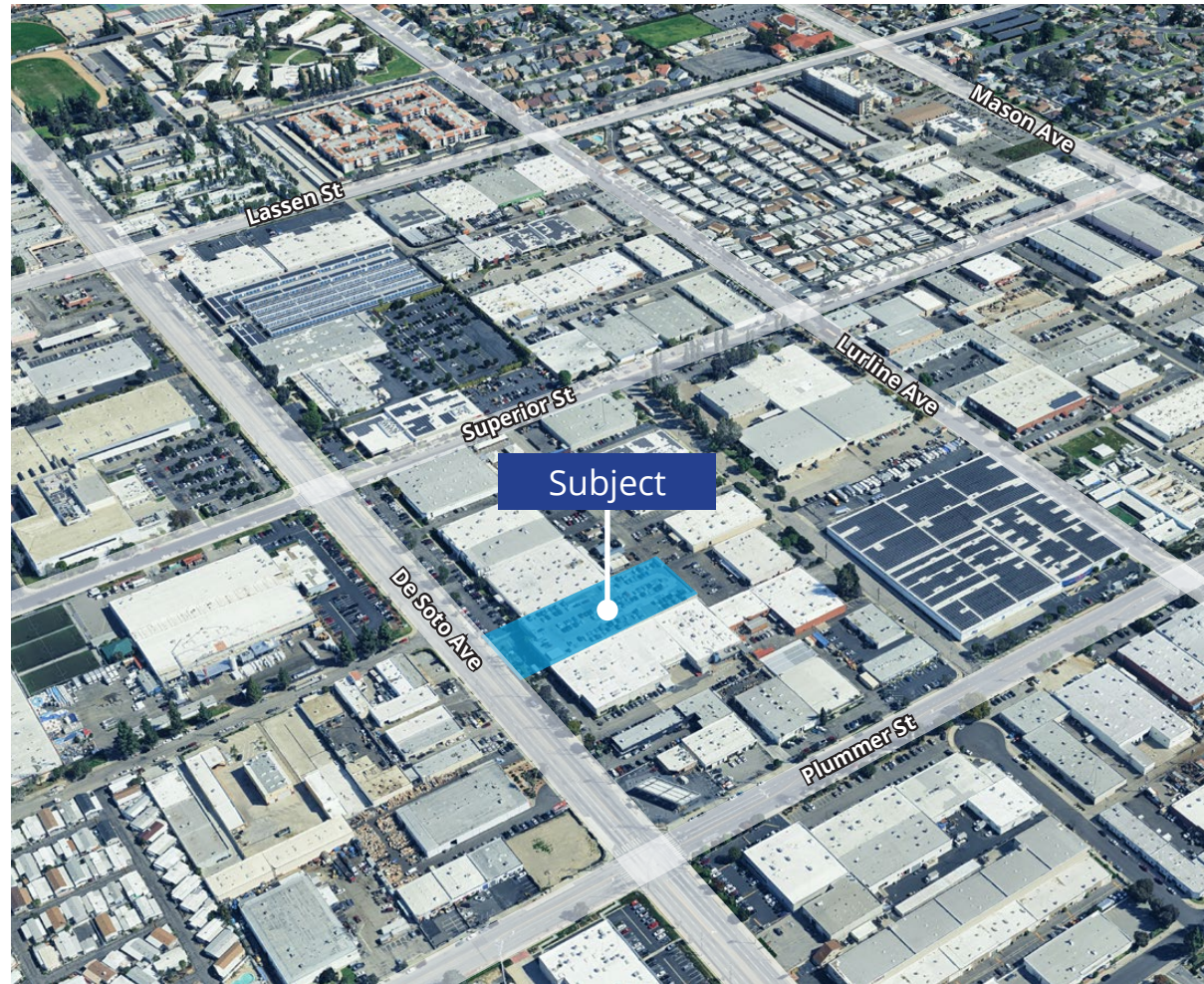
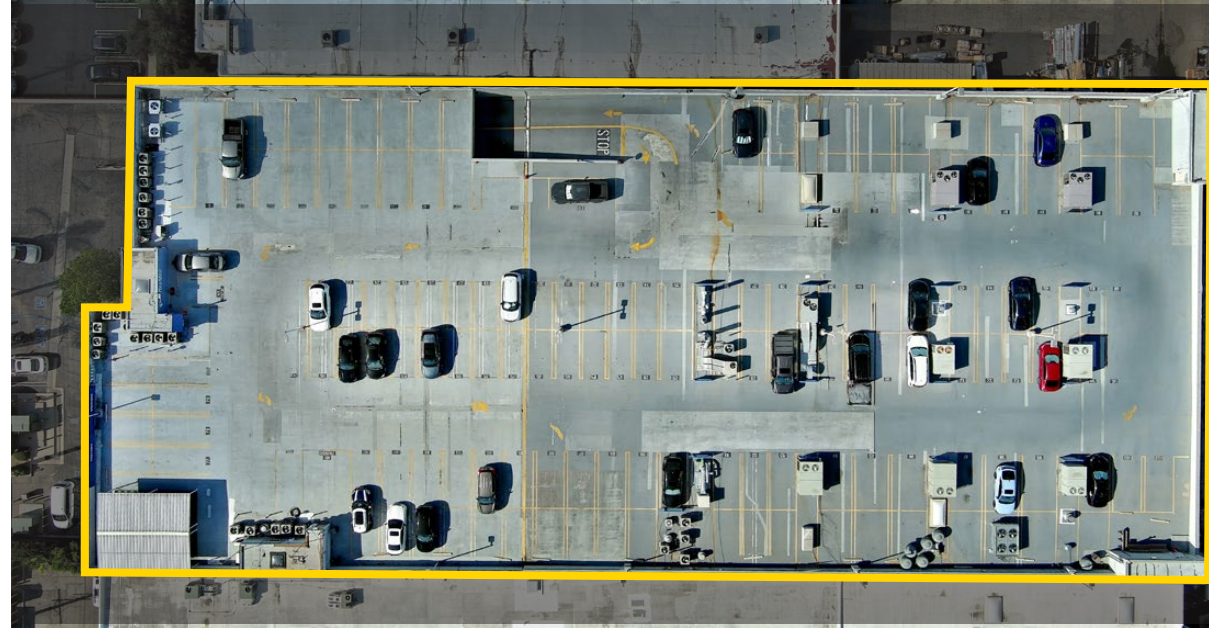
26' Clear Height



2 Dock High Doors



Low Net Charges





Building Information

Monthly Rent	\$94,762
Lease Rate PSF	\$1.24 NNN
Available SF	76,421
Lot Size	1.38 Acres
Clear Height	26'
DH Doors / Dim	2 / 10'x10'
Power	8000A, 277/480,3Ph, 4W
Parking Spaces / Ratio	142 / 1.9:1
Office SF	30,842 (Flex-Configured)
Mezzanine Office SF	23,989 (Included in Available)
Restrooms	10
Sprinklered	Yes
Year Built	1987, Renovated 1994
Zoning	LAMR2
Possession	January 1, 2027
To Show	Call Agent

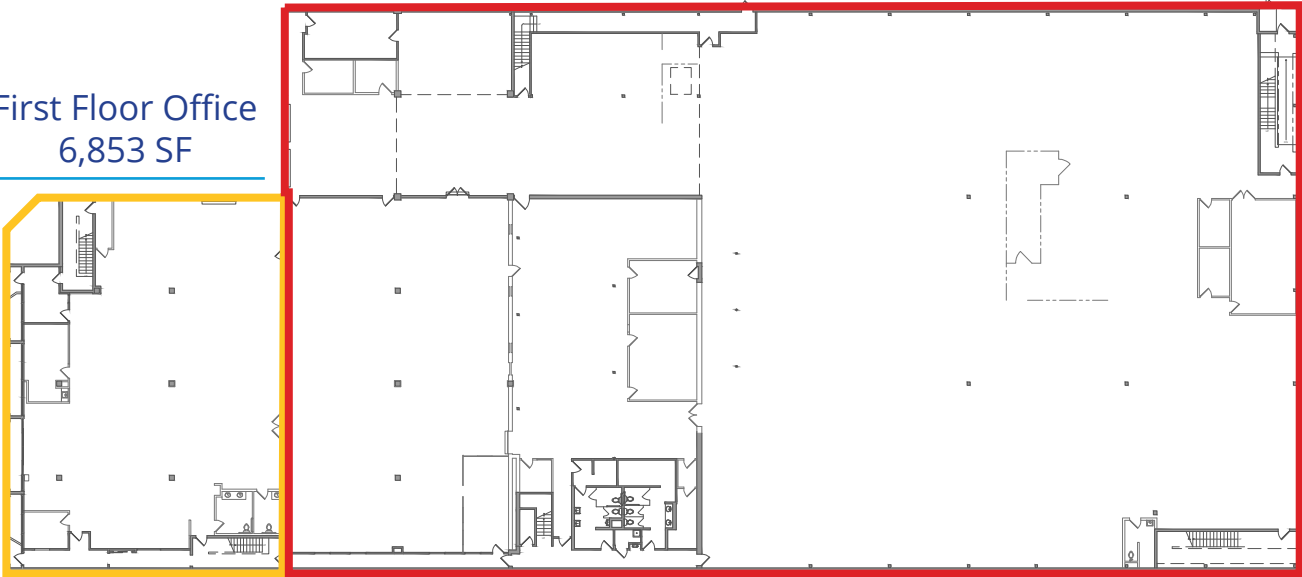


Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

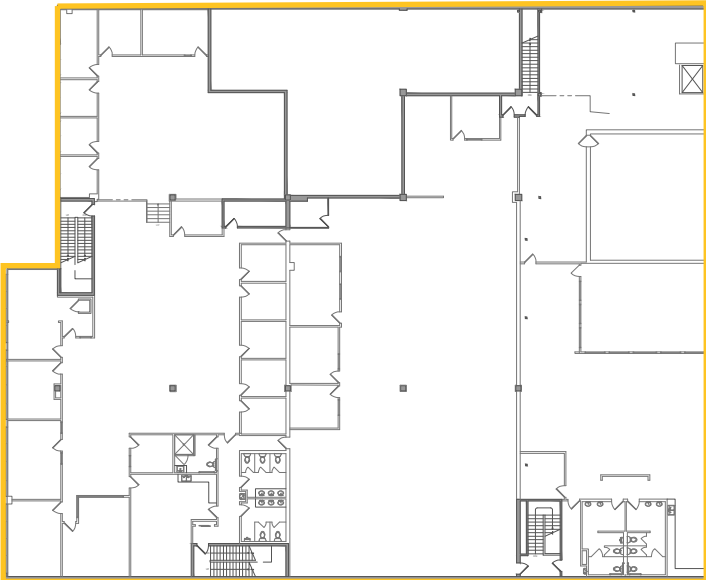
Layout

First Floor Warehouse
45,579 SF

First Floor Office
6,853 SF



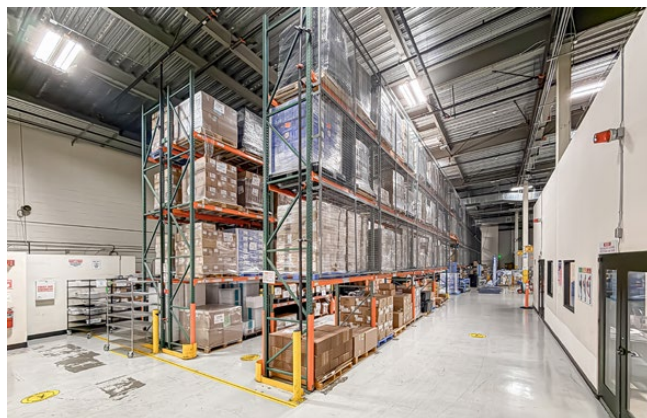
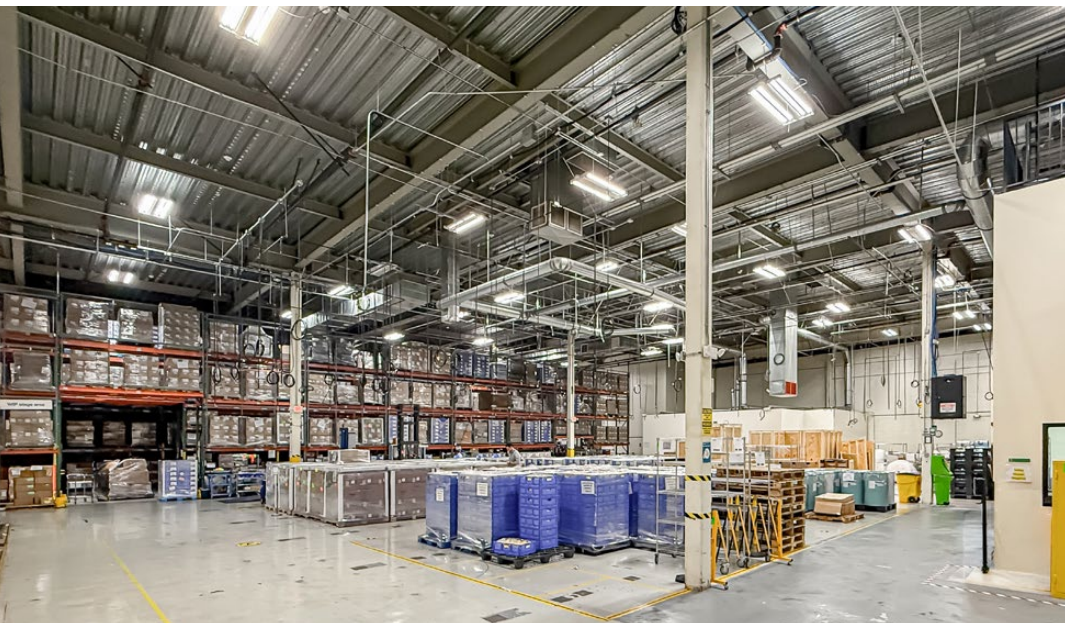
Second Floor Mezzanine
23,989 SF



Exterior Photos



Interior Photos





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Contact Info

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