

INDUSTRIAL / FLEX

9600 TOPANGA CANYON BLVD

FOR LEASE

CHATSWORTH, CA 91311



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Available Space:

Available SF	8,667 SF
Total Bldg SF	21,600 SF
Land SF	48,596 SF
Zoning	LAMR1
Year Built/Renovated	1987 / R2014
Power	400 Amps
Loading	(3) GL 12' x 14'
Min Clear Ht	22 Feet
Parking	3 / 1,000 SF (26 Spaces)

Lease Information:

Square Feet	8,667 SF
Base Rent	\$12,913.83 / Mo
Lease Rate	\$1.49 / SF MG
Availability	Immediately

Property Highlights:

- High Image Corporate Warehouse and Office/Showroom for Lease
- 22" Clear Span Ceilings
- 3,703 square feet of well-appointed modern creative style offices
- 3 Ground Level Loading Doors (12' x 14' each)
- Exceptionally well maintained and managed property
- Prime Chatsworth Location with Easy access to the 118 Freeway, Warner Center and 101 Freeway.
- Monument Signage along Topanga Canyon Blvd. available.
- **Traffic Count: 43,200 CPD**

For more information, contact:

ADAM COMORA

Executive Vice President

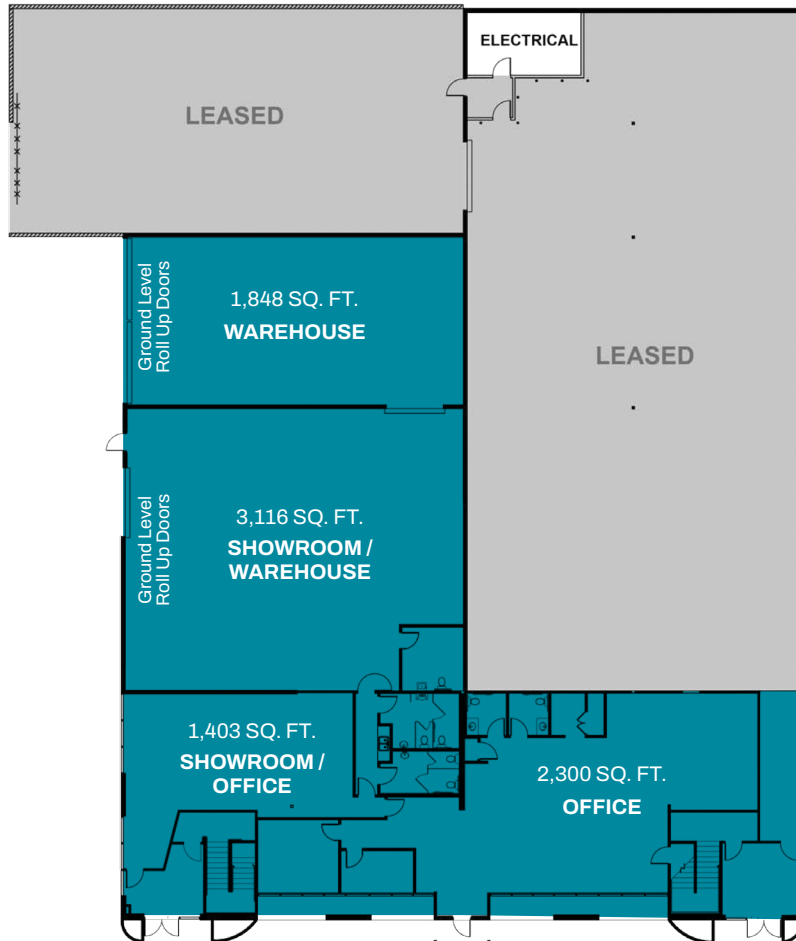
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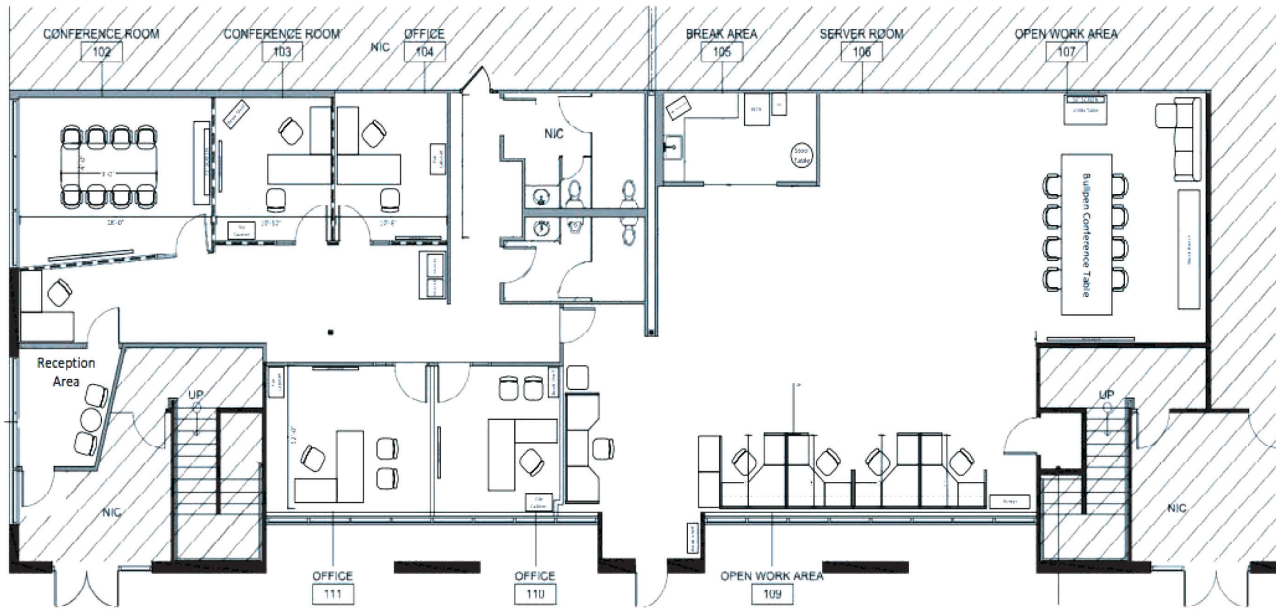
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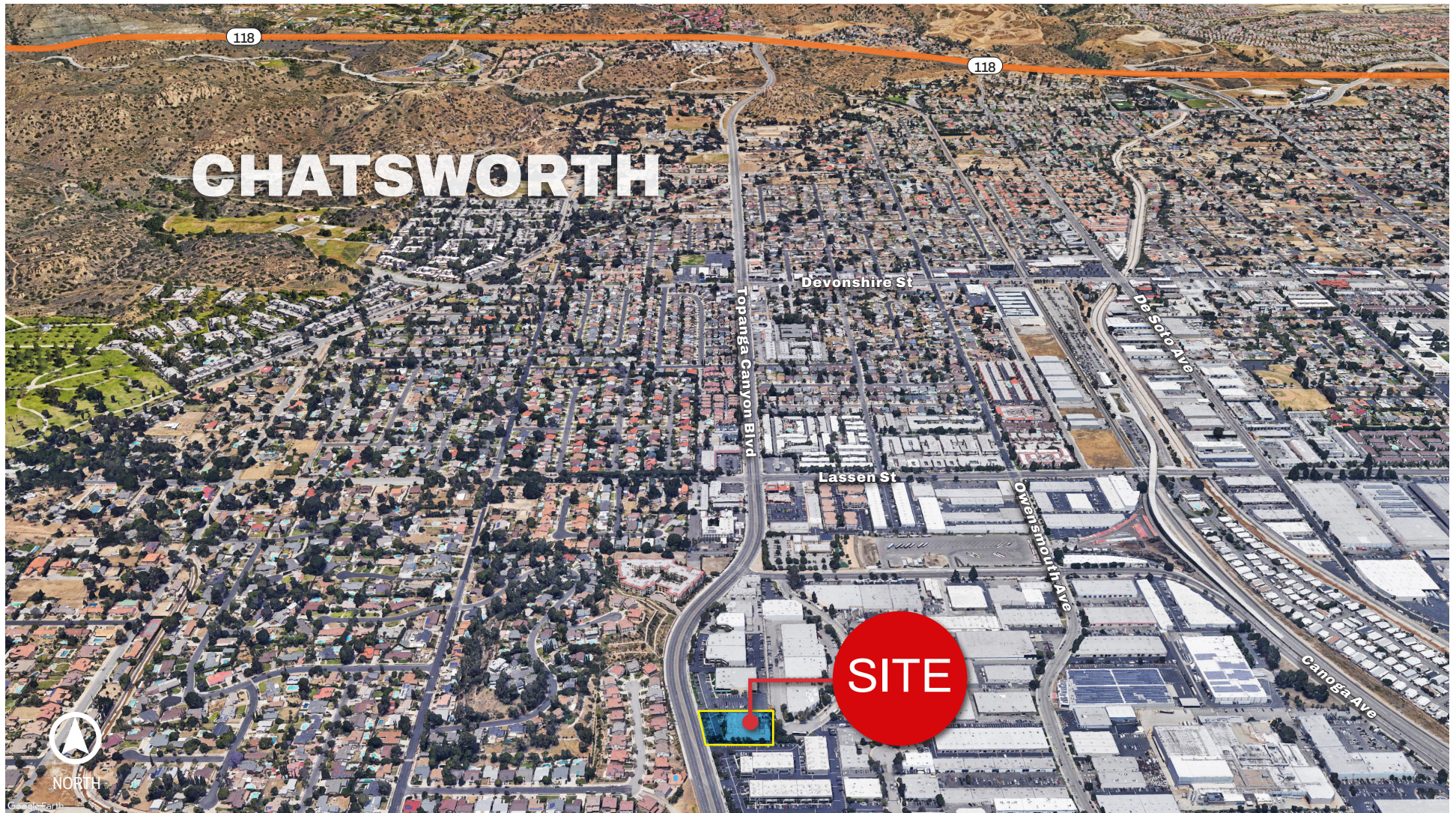
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