

124,518 SF FOR SUBLEASE

21350 Lassen Street Chatsworth, CA 91311



PROPERTY INFO:

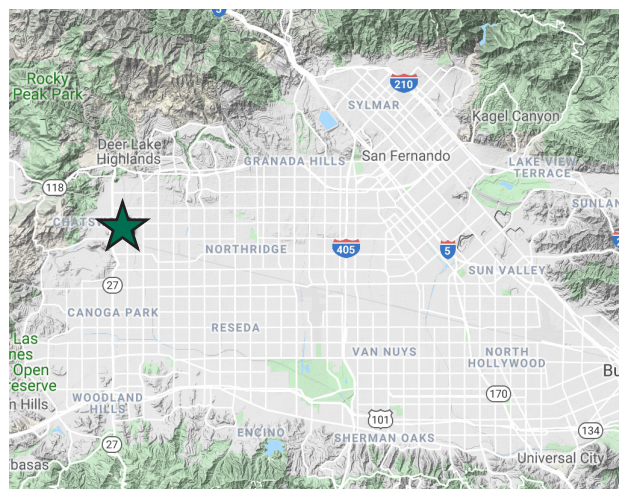
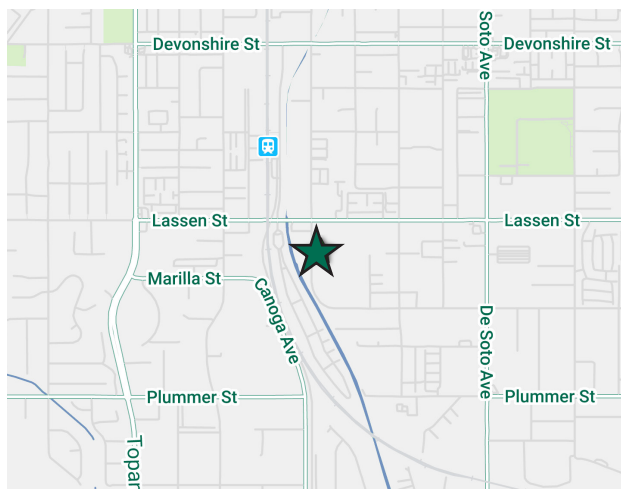
LEASE RATE/SF:	\$0.78 NNN
MONTHLY RENT:	\$97,124
AVAILABLE SF:	124,518
OFFICE SF/#:	26,370 / 15
OFFICE HVAC:	Yes
CONSTRUCTION TYPE:	Tilt-up
GROUND LEVEL DOORS:	1 / 12'x10'
TRUCK HIGH DOORS:	10
SPRINKLERED:	Yes
CLEAR HEIGHT:	18'

POWER:	A:1600, V:480/277, P:3, W:4
PARKING SPACES/RATIO:	175 / 1.4:1
YARD:	Yes - Fenced/Paved
RESTROOMS:	5
PROP LOT SIZE:	4.83 AC
ZONING:	MR2
YEAR BUILT:	1968
POSSESSION:	6/1/2020
TERM:	Through 3/31/23
TO SHOW:	Call Agent

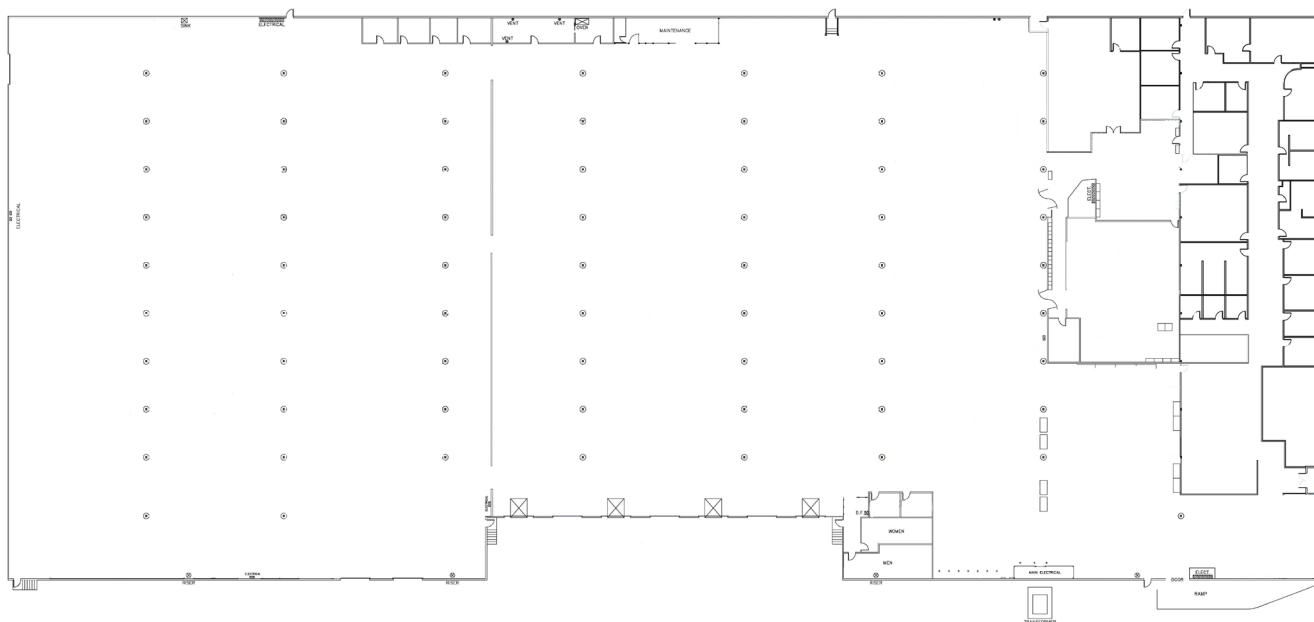
Notes: The Dock High door dimensions are (1) 10'x8', (7) 10'x10', (2) 10'x12'

PROPERTY HIGHLIGHTS:

- + MULTI-PURPOSE FACILITY W/ FLEXIBLE OFFICE LAYOUT
- + 10 DOCK HIGH LOADING DOORS
- + IDEAL FOR ASSEMBLY / DISTRIBUTION / MANUFACTURING
- + MAJOR STREET FRONTAGE / TWO STREET ACCESS
- + LONGER TERM POSSIBLE - CALL BROKER



LAYOUT:



PLEASE CONTACT:



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