

**FOR SALE & LEASE: 61,712 SF  
FREE-STANDING BUILDING**

# 9261

**JORDAN AVENUE**  
Chatsworth, CA 91311

**REGENCY LIGHTING**

**9261**



CLICK  
TO VIEW  
VIRTUAL  
TOUR

**CBRE**

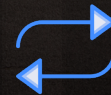
[www.cbre.us/lanorth](http://www.cbre.us/lanorth)



**Impressive, High  
Image Corporate  
HQ Facilities**



**Dock High &  
Ground Level  
Loading Doors; 26'  
Min. Clearance**



**High End Offices;  
Flexible Office  
Size: Can Be  
Reduced**



**Easy Access  
to 118 & 101  
Freeways**



**Heavy Power**



# 9261 JORDAN AVE

## PROPERTY INFORMATION

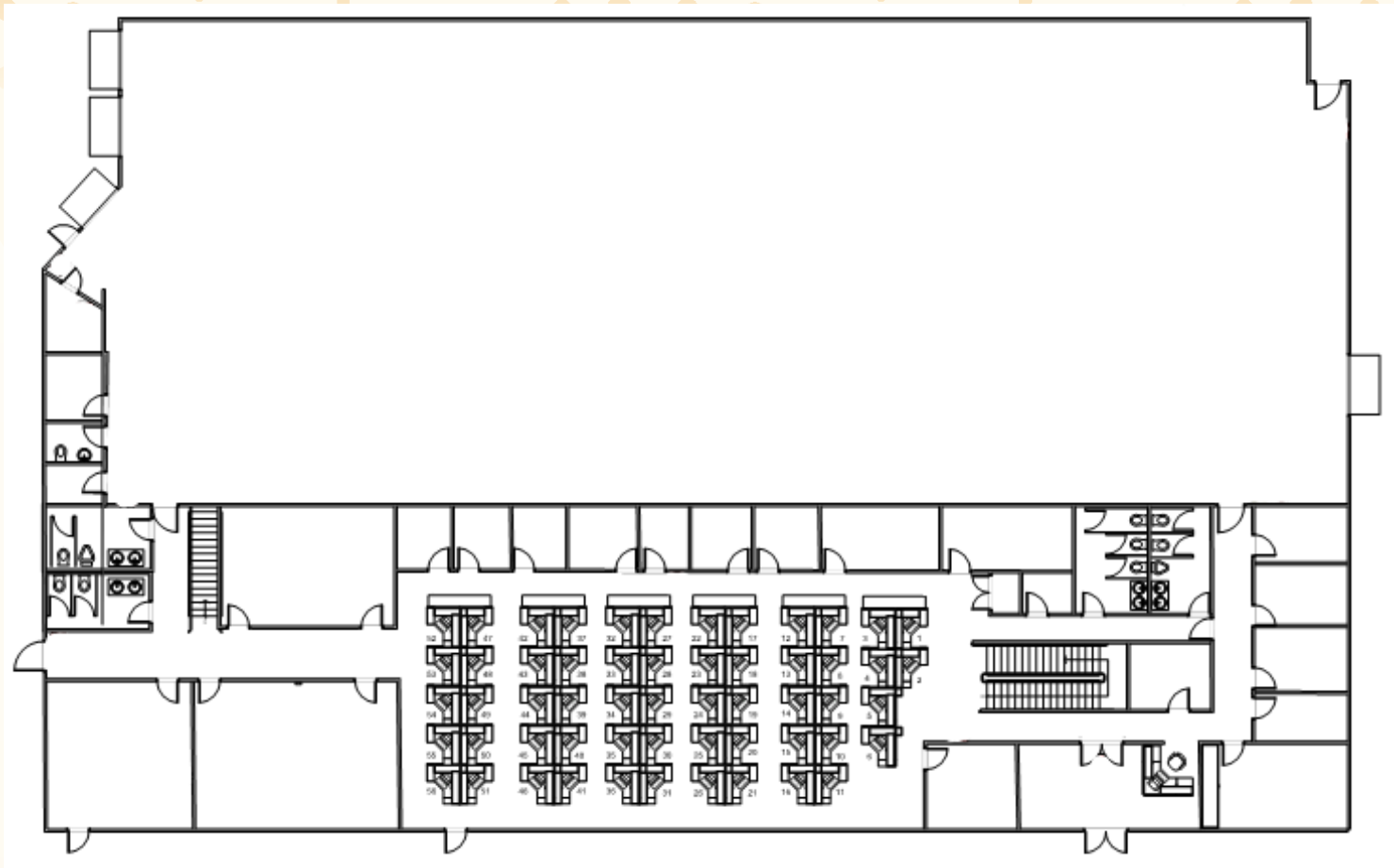
AVAILABLE SF:	61,712
SALE PRICE:	\$13,576,640
SALE PRICE/SF:	\$220.00
MONTHLY RENT:	\$54,924
LEASE RATE/SF:	\$0.89 NNN
LOT SIZE:	1.99 AC / 86,702 SF
OFFICE SF:	24,000 (flexible square footage)
DOCK HIGH DOORS:	4
GROUND LEVEL DOORS:	2
SPRINKLERED:	Yes
MIN. CLEAR HEIGHT:	26'-28'
POWER:	A:1200, V:277/480, P: 3, W: 4
PARKING SPACES/RATIO:	89 / 1.5:1
RESTROOMS:	8
ZONING:	MR1
APN#:	2746-013-035
POSSESSION:	Close of Escrow / 30 Days on Lease
TO SHOW:	Call Agent

Notes: Min. SF is 49,712 SF. Lease without portions of office space considered.

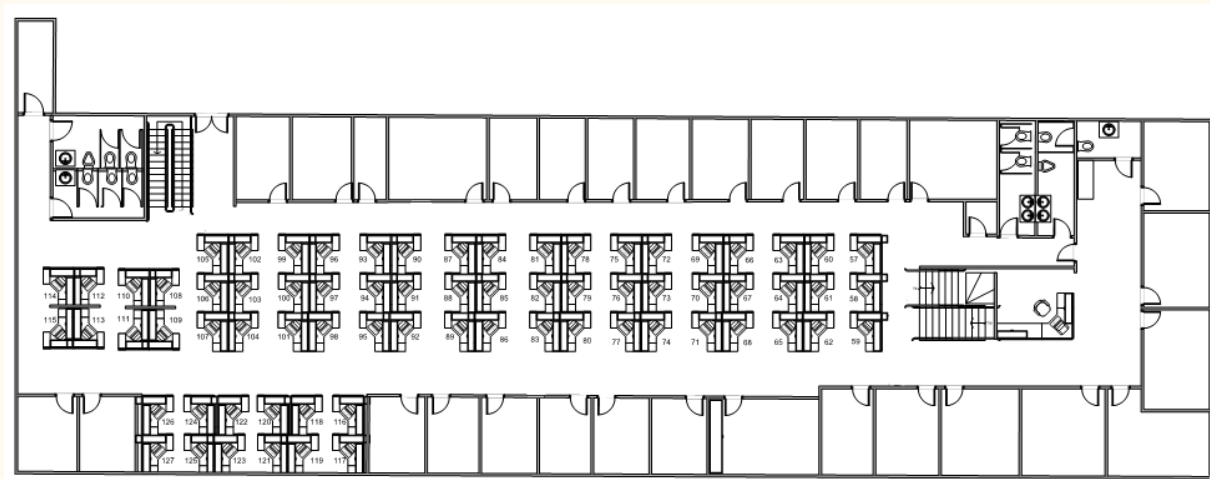


# LAYOUT

## 1st Floor

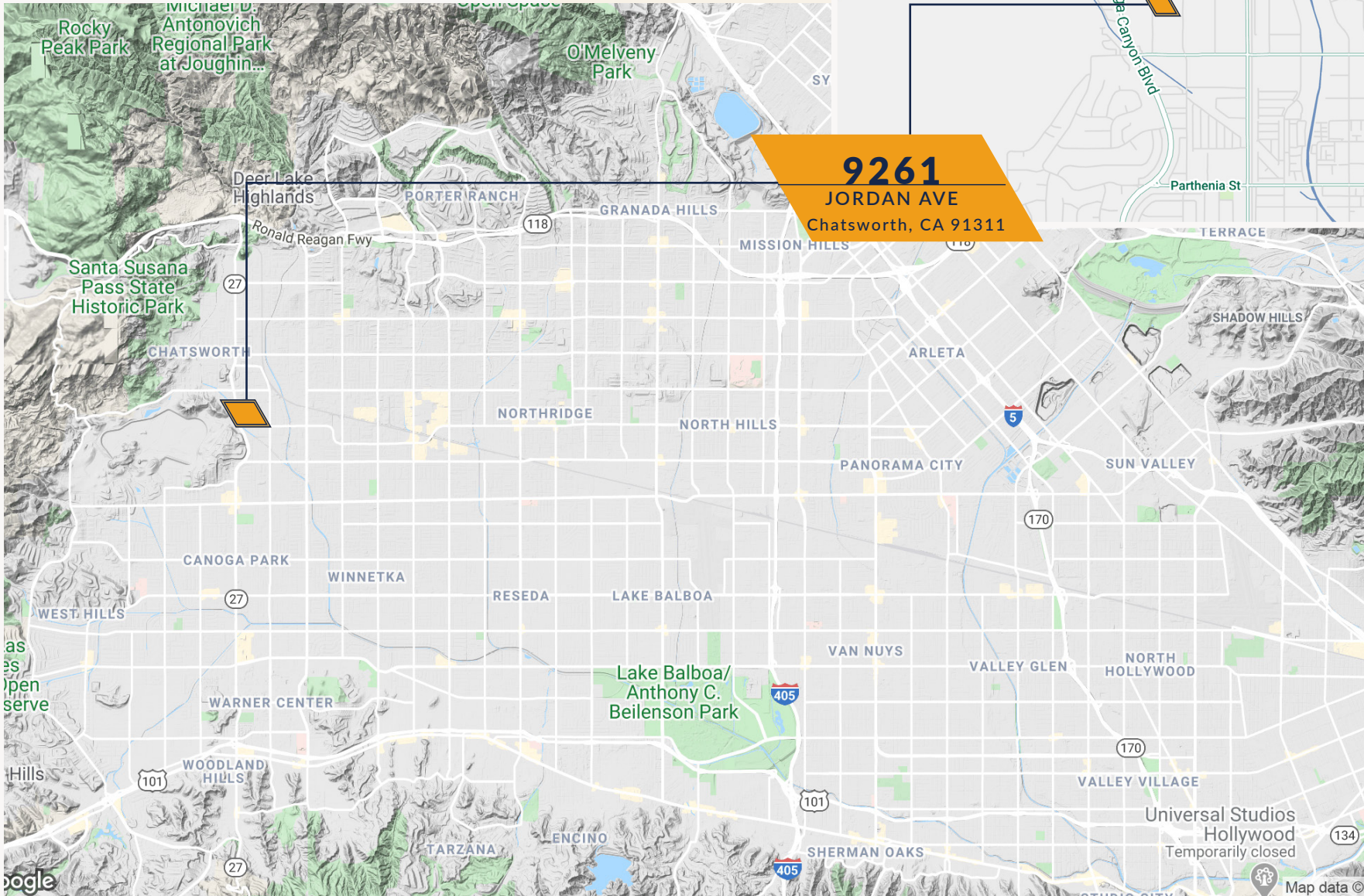


## Mezzanine





# LOCATION MAPS



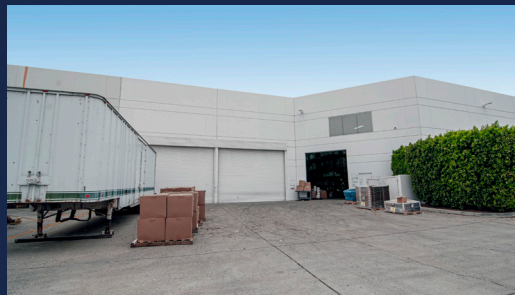


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FREE-STANDING BUILDING**



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