

FOR LEASE

CHATSWORTH BUSINESS CENTER

21605 Plummer St.

Los Angeles (Chatsworth)
CA 91311



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CBRE

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PROPERTY HIGHLIGHTS

- + Ideal For Laboratory Use
- + 4 HVAC Units
- + 1st Floor HVACs: 40 & 50 Ton Cooling Capacity
- + 2nd Floor HVACs: 50 & 60 Ton Cooling Capacity
- + 67,270 SF Total R&D
- + 1 Dock High Door
- + 1 Ground Level Door
- + Amps: 1,800
- + Volts: 277/480
- + Parking: 135 Spaces
- + Currently in Shell Condition

PROPERTY INFORMATION

The Chatsworth Business Center is located in the heart of Chatsworth. Ideal for a laboratory tenant that needs finishes to suit their needs as space is currently in a shell condition. In the property's current two-story layout, the space lends itself well for use as a laboratory, especially given the four HVAC units. Two HVAC units on the first floor with 40 & 50 ton cooling capacity and two more units upstairs with 50 & 60 ton cooling capacity. Total square footage is 67,270 SF. The building is just minutes away from an array of amenities, such as: restaurants, gyms and the local fire department.

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PROPERTY HIGHLIGHTS

- + 67,270 SF Total R&D
- + Sprinklered: Yes
- + \$0.90 NNN Lease Rate/SF
- + Amps: 1,800
- + Warehouse Rate \$0.85 NNN
- + Volts: 277/480
- + Zoning: MR2
- + 3 Phase 4 Wire
- + Close to 118 FWY



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CONTACT US

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