

Available SF 5,389 SF

Industrial Condo For Lease

Building Size 64,528 SF



Property Name: Peppertree Business Park
Address: 9617 Canoga Ave, Chatsworth, CA 91311
Cross Streets: Canoga Ave/Plummer St

Main Street Frontage
 High Clear Height - 24'
 Nicely Appointed Offices
 Gated Property

Lease Rate/Mo:	\$9,000	Sprinklered:	Yes	Office SF / #:	2,514 SF / 6
Lease Rate/SF:	\$1.67	Clear Height:	24'	Restrooms:	3
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	5,389 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,389 SF	A: 200 V: 120 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	270 SF
Term:	3 Years	Const Status/Year Blt:	Existing / 1990	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	06/01/2024
Sale Price/SF:	NFS	Parking Spaces: 8	/ Ratio: 1.5:1/	Vacant:	No
Taxes:	\$11,138 / 2023	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR2-1			APN#:	2746015027

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](#), [Ryan Pelino 818-444-4991](#)
Listing #: 39961614

Listing Date: 03/19/2024

FTCF: CB250N000S000/A0AA

Notes: Tenant to independently verify all information contained herein, owner/broker/agent cannot verify the accuracy. Price includes CAM fee for property.
