

5707 Corsa Avenue, Suite 200 Westlake Village, CA 91362 | 818-223-4388



Industrial For Lease

Building Size 14,400 SF



Address: Cross Streets:

## 9600 Cozycroft Ave, Unit B, Chatsworth, CA 91311

Plummer St/Mason Ave

Excellent Small Unit Prime Chatsworth Location Well Maintained Property Low CAMs

Lease Rate/Mo:	\$2,002	Sprinklered:	No	Office SF / #:	0 SF
Lease Rate/SF:	\$1.39	Clear Height:	12'	Restrooms:	1
Lease Type:	Modified Gross / <b>Op. Ex:</b> \$0.04	GL Doors/Dim:	1 / 10'x10'	Office HVAC:	None
Available SF:	1,440 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	1,440 SF	A: 200 V: 120 0: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1976	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	No	Vacant:	Yes
Taxes:		Parking Spaces: 2	/ Ratio: 1.4:1	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	West SFV
Zoning:	MR2	Specific Use:	Warehouse/Distribution	APN#:	2748003079
Listing Company:	Lee & Associates				
Agents:	<u>Erica Balin 818-444-4912, Scott Caswell 818-444-4911</u>				
Listing #:	41424249	Listing Date:	11/11/2024	FTCF: CB250N000S000/A0AA	

Lessee to independently verify all information contained herein, broker/owner make no representations. Call broker for appointment. \$60 per month CAM covers water and trash. Co-listed with AIR CRE NonMember (Matthew Palumbo).



Notes:





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