

**\$1.05 MG, per SF,
per Month!**

Colliers

Industrial Building for Lease

20730-46 Dearborn St
Chatsworth, CA 91311
Multiple Sizes Available!

Matt Dierckman

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David Harding

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Kevin Carroll

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Accelerating success.

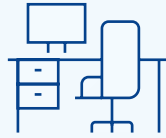
Building Highlights



Flexible
Configurations



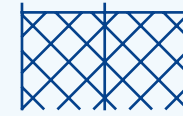
Storage/MFG Uses



Owner Will Demise/
Remove Offices to
Suit



Heavy Power/Ample
Parking



Fenced & Secure
Yard/Parking Area



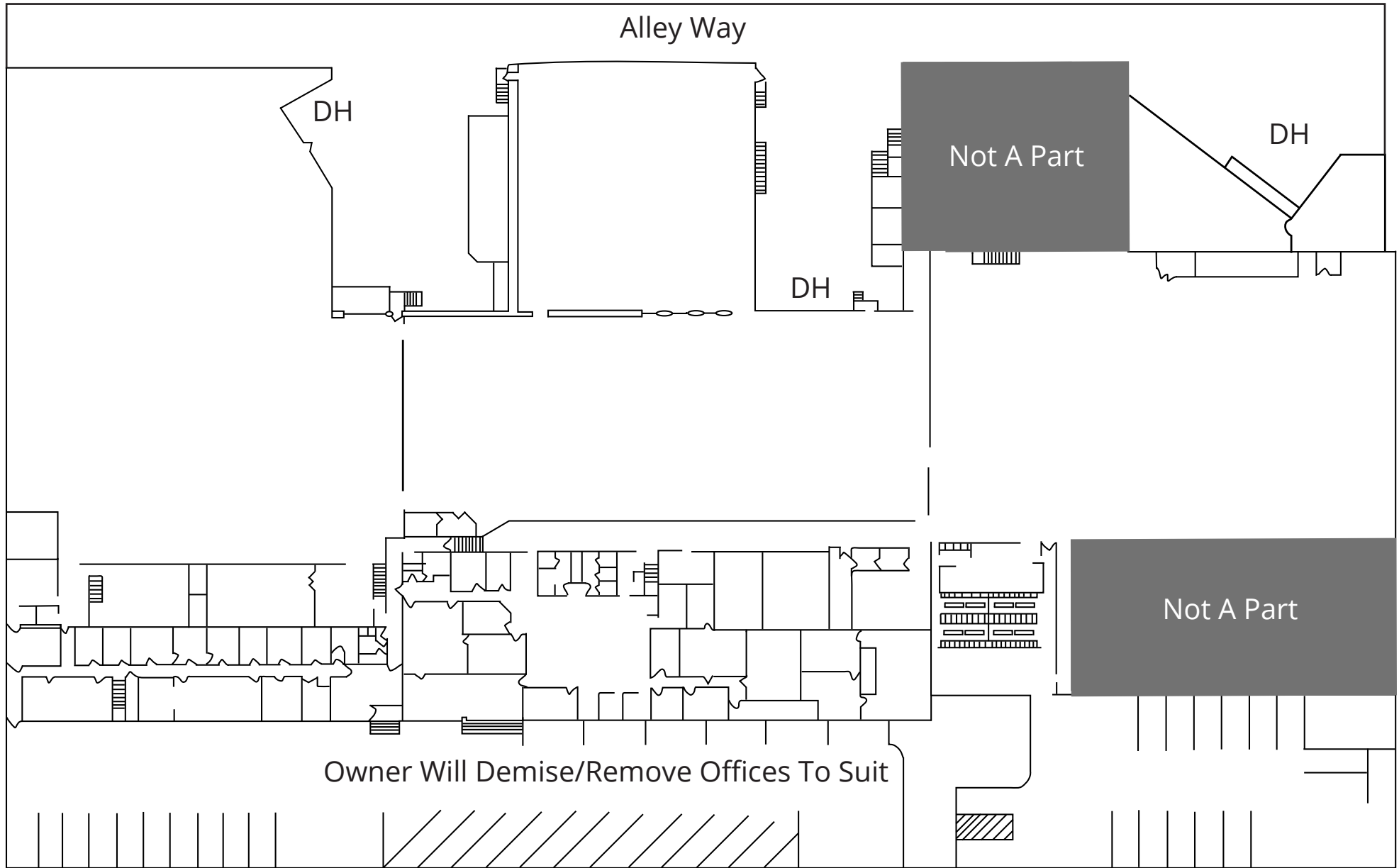
Inexpensive
Multi-Use Space

Available SF	60,000 - 80,000
Monthly Rent	\$63,000 - \$84,000
Base Rate PSF	\$1.05 MG
Clear Height	14' - 20'
Dock High Doors	6
Power	4000A, 480V, 3Ph, 4W
Parking Spaces / Ratio	157 / 2.0:1
Office SF	20,849
Restrooms	6
Zoning	MR2
Sprinklers	Yes
Possession	Immediate
To Show	Call Agent

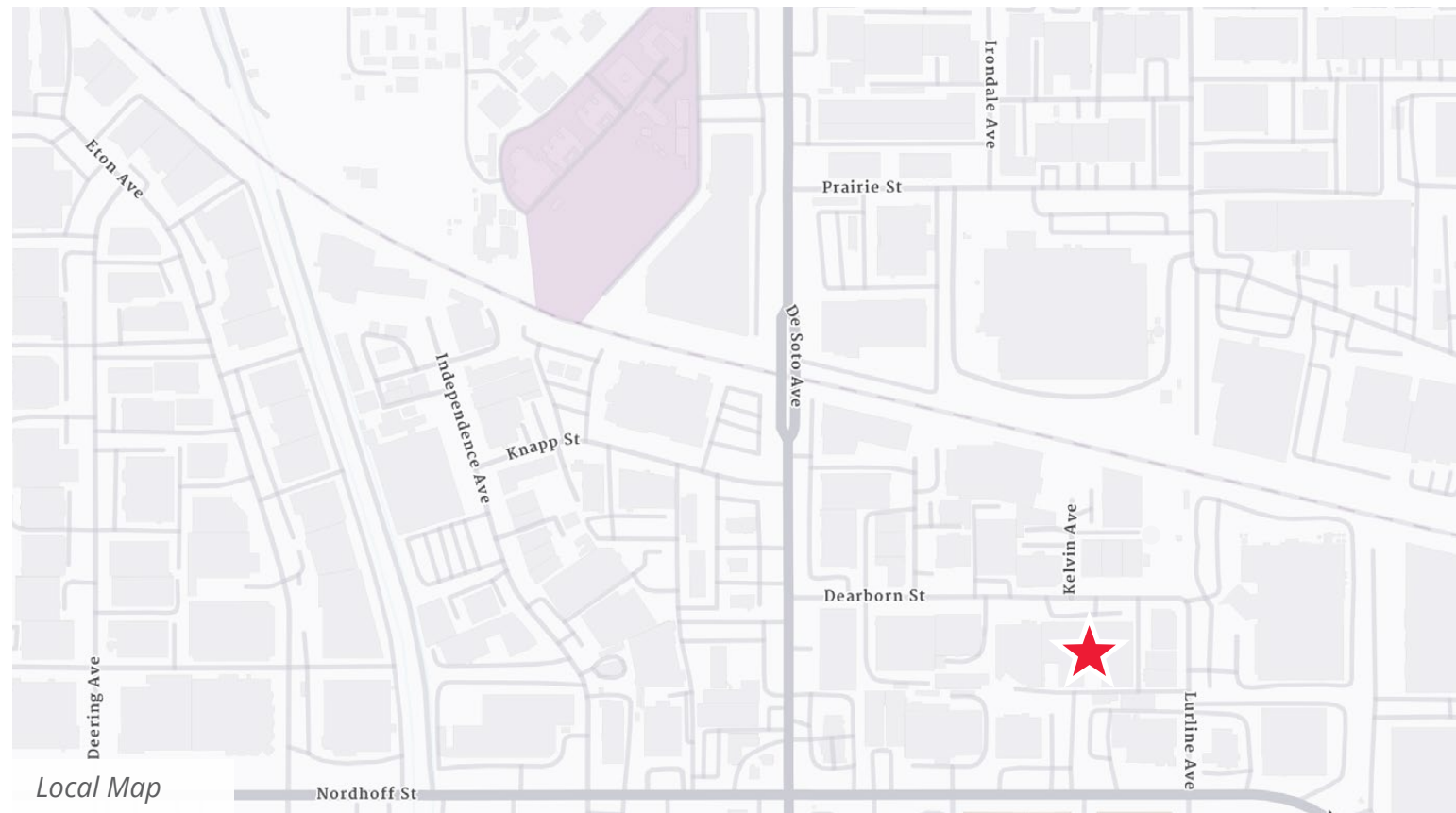
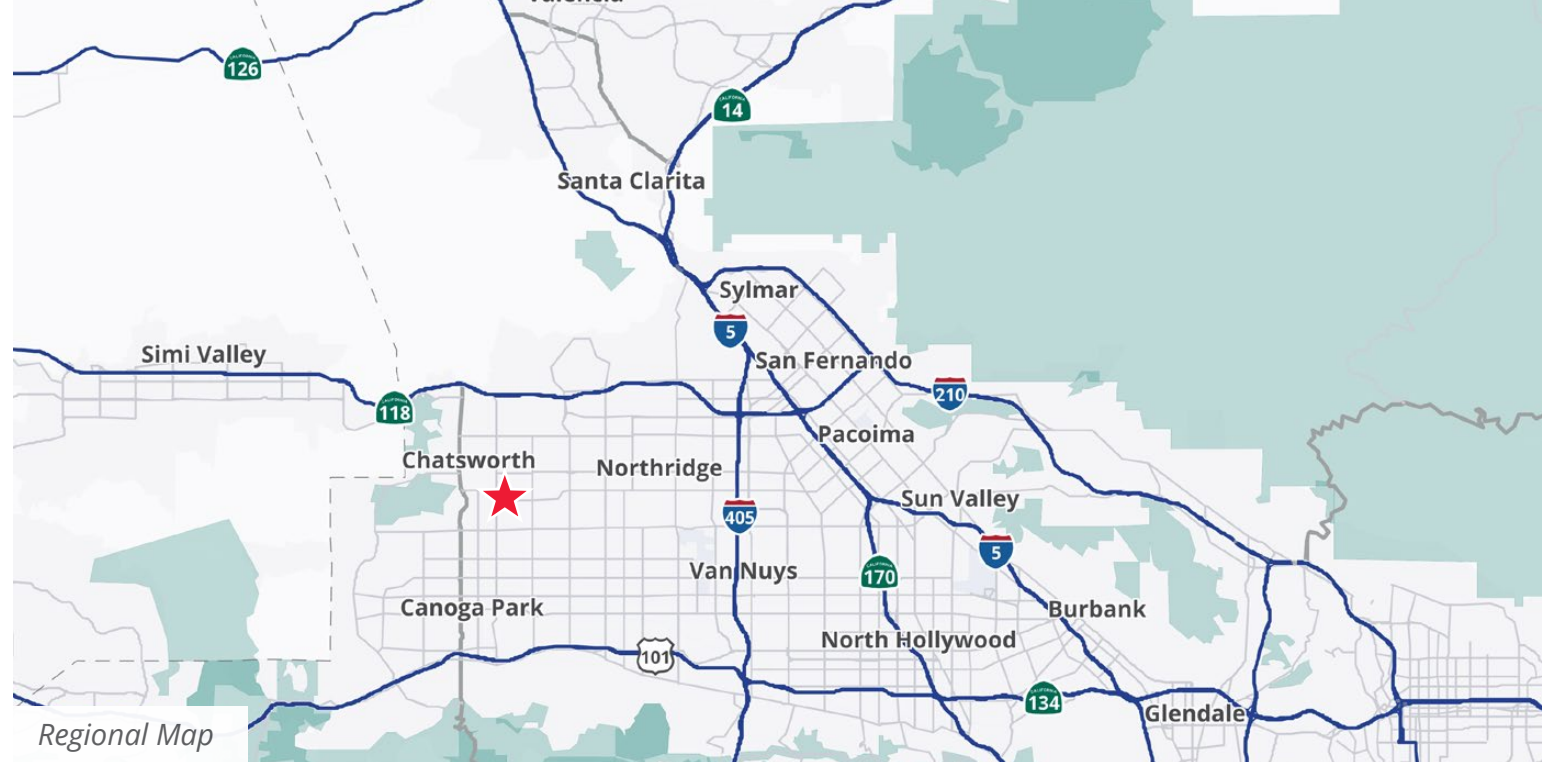


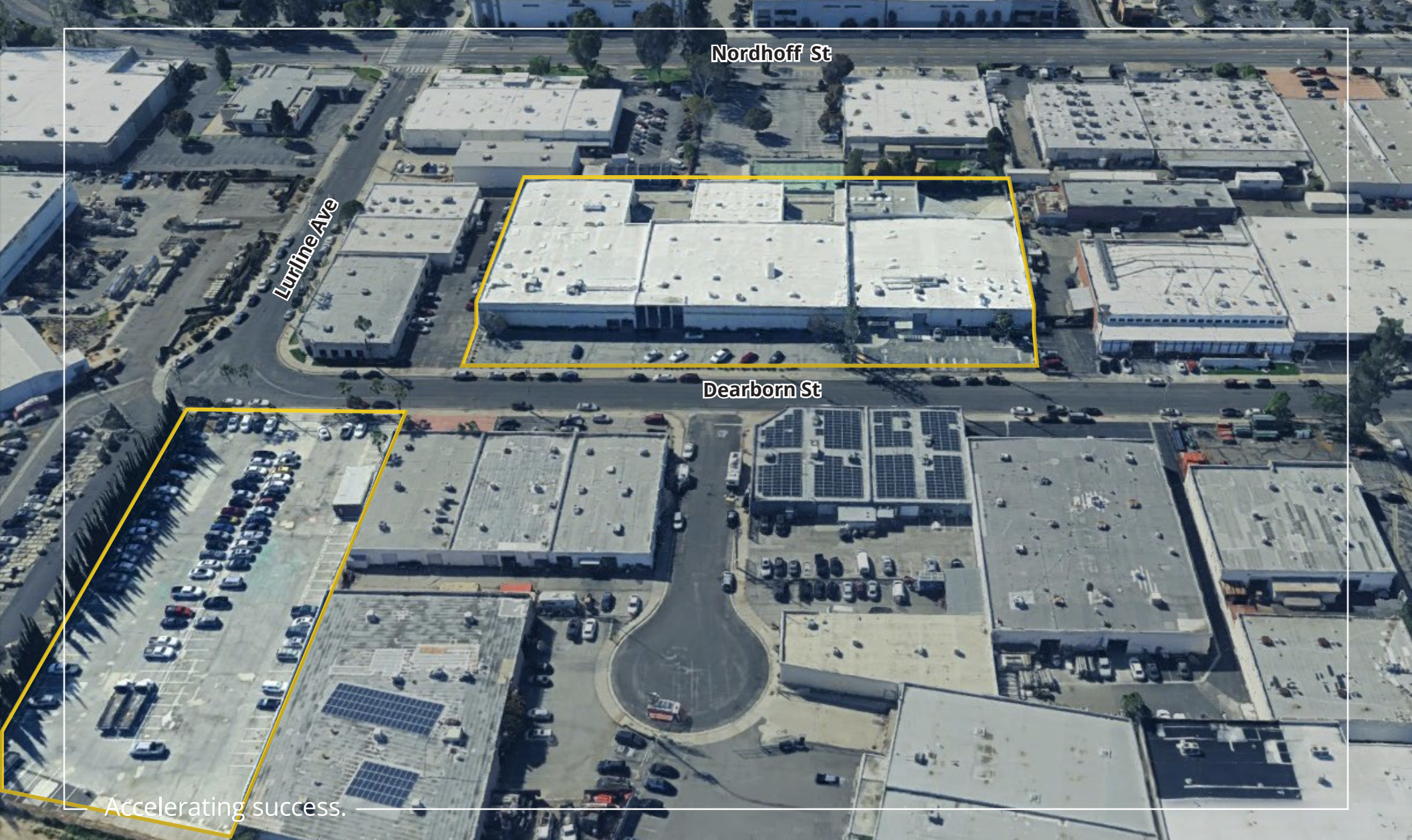
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Layout



Location Maps





Contact Info

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