

9438-9444 IRONDALE AVE

20746 PLUMMER ST

INDUSTRIAL WAREHOUSE SPACES RANGING
FROM $\pm 1,940$ SF TO $\pm 8,300$ SF

FOR LEASE
FUNCTIONAL INDUSTRIAL
IN PRIME CHATSWORTH

PLUMMER STREET & IRONDALE
AVENUE | CHATSWORTH, CA

CONTACT NOW

Eric Nishimoto

DRE #01462339

818.444.4984

enishimoto@lee-re.com

www.ericnishimotocre.com



PROPERTY DETAILS



Multiple suite sizes



14' - 16' Clear Height



9' x 10' Ground-Level Loading



3-Phase Power (Select Units)



Dedicated Parking



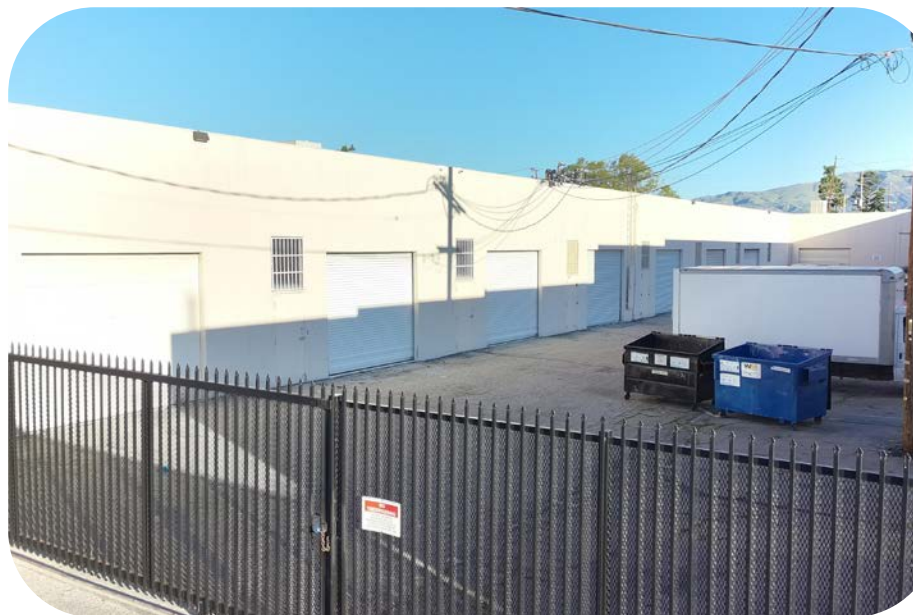
Gated Rear Loading



Remodeled Irondale Units



Prime Chatsworth Industrial Location



AVAILABILITY

ADAPTABLE CONFIGURATIONS IN CHATSWORTH'S
CORE INDUSTRIAL DISTRICT

SUITE	SIZE	RATE
9438 Irondale Ave.	±3,840 SF ±1,175 SF Office	\$1.60/SF + CAM (\$0.16/SF)
9440 Irondale Ave.	±3,800 SF ±460 SF Office	Inquire For Pricing
9444 Irondale Ave.	±1,940 SF ±370 SF Office	Inquire For Pricing
20746 Plummer St. (DIVISIBLE)	±8,300 SF ±1,800 SF Office	\$1.50/SF + CAM (\$0.16/SF)

9438 IRONDALE AVE

±3,840 SF | ±1,175 SF Office

2 Ground-Level Loading Doors

6 Parking Spaces

200A | 240V | 3-Phase + 100A Single Phase*

\$1.60/SF + CAM (\$0.16/SF)

Balanced industrial space with office build-out and strong electrical capacity.

**Power to be verified.*



9440 IRONDALE AVE

±3,800 SF | ±460 SF Office

2 Ground-Level Loading Doors

6 Parking Spaces

Dead Storage (No Power)

Rate: Inquire

For Storage Only



9444 IRONDALE AVE

±1,940 SF | ±370 SF Office

1 Ground-Level Loading Door

4 Parking Spaces

Dead Storage (No Power)

Rate: Inquire

For Storage Only



20746 PLUMMER ST

±8,300 SF | ±1,800 SF Office (DIVISIBLE)

3 Ground-Level Loading Doors

15 Parking Spaces (Exclusive Parking Lot)

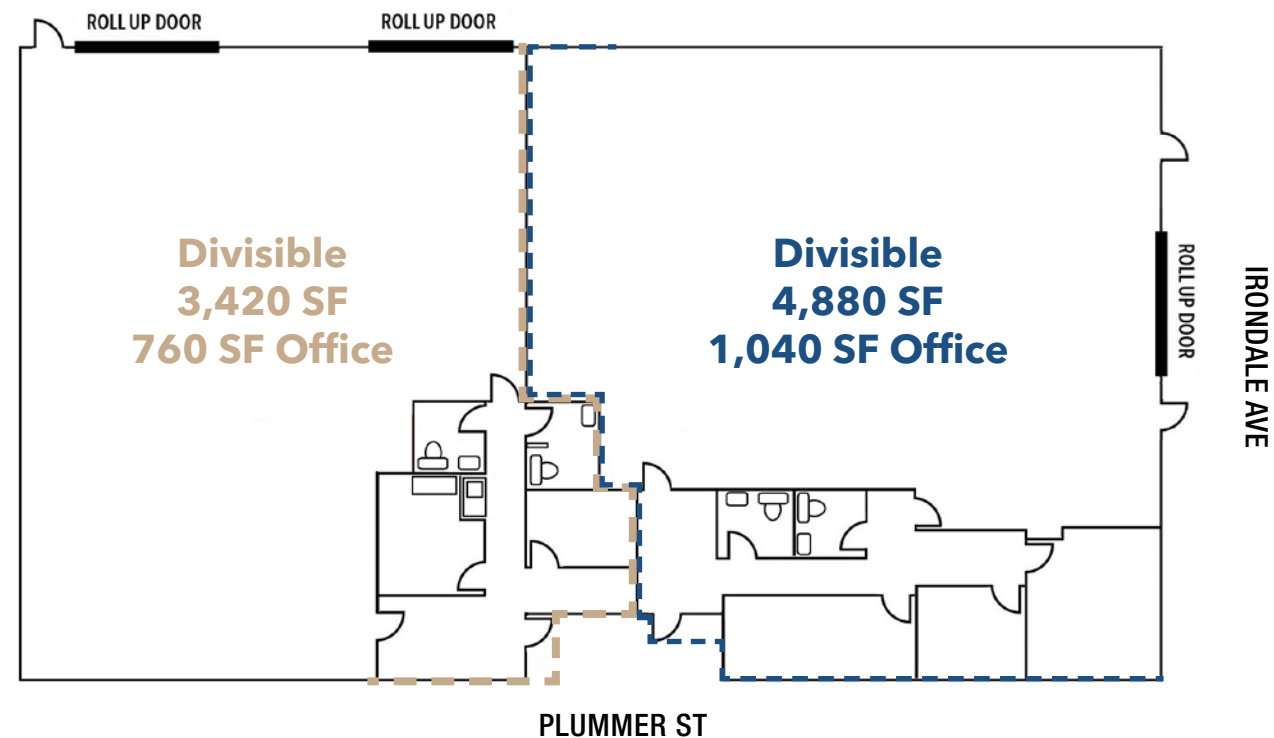
400A | 120/208V | 3-Phase*

\$1.50/SF** + CAM (\$0.16/SF)

High-image flex industrial building offering modern office space with functional warehouse capabilities.

**Power to be verified.*

***Rate applies to the full 8,300 SF premises. Divisible suite pricing \$1.60/SF*



**Estimated As-Built Floor Plan*



CONTACT NOW

Eric Nishimoto

DRE #01462339

818.444.4984

enishimoto@lee-re.com

www.ericnishimotocre.com



CONTACT NOW

Eric Nishimoto
DRE #01462339
818.444.4984
enishimoto@lee-re.com
www.ericnishimotocre.com