

9667 CANOGA AVENUE

CHATSORTH, CA 91311



For Lease



PACIFIC PARTNERS
COMMERCIAL, INC.

23901 Calabasas Rd., Suite 2024
Calabasas, CA 91302
Office 818.862.2848

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Photos



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Property Features	
Building Size	+/- 88,039 Square Feet
Office Area	+/- 21,448 Square Feet
Site Area	+/- 5.11 Acre Parcel (approx. 222,574 square feet)
Clear Height	20' Minimum Clear Height
Loading	8 Dock High Loading Doors, 2 Tot./12' W x 14' H 2 Drive ins/ 6' W x 10' H
Parking	1.94/1000 (162 stalls)
Power	1,200a/277 – 480v 3p-4w Heavy (verify)
Year Built	1977
Yard	Large Fenced Yard Area
Sprinkler	Fully Fire Sprinklered
Zoning	MR2-1, Los Angeles
APN	2746-015-001



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Leasing Details

Leasing	
Available Square Footage	Approximately 88,039 SF 66,591 SF (Warehouse) 21,448 SF (Office includes 4,800 SF mezz.)
Rental Rate	\$1.75 psf/NNN (net charges-est. \$.26/sf/mo.)
Term	5-10 Years
Availability	Immediately
Parking	1.94/1000 (162 Surface Stalls) Parking Income Excess land = Additional parking available
Solar	Up to 50% reduction in utility costs



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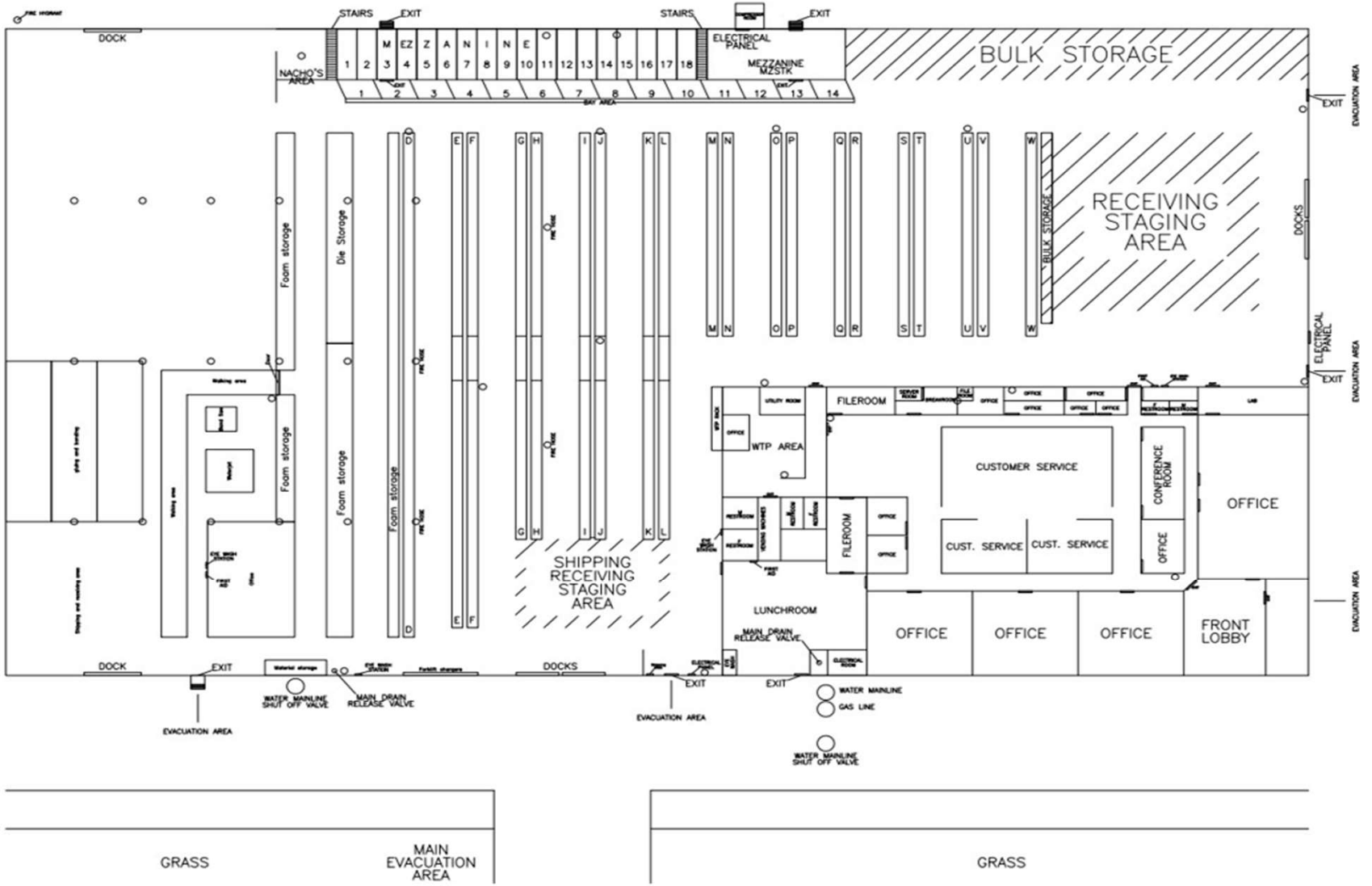
Calabasas, CA 91302

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Site Plan



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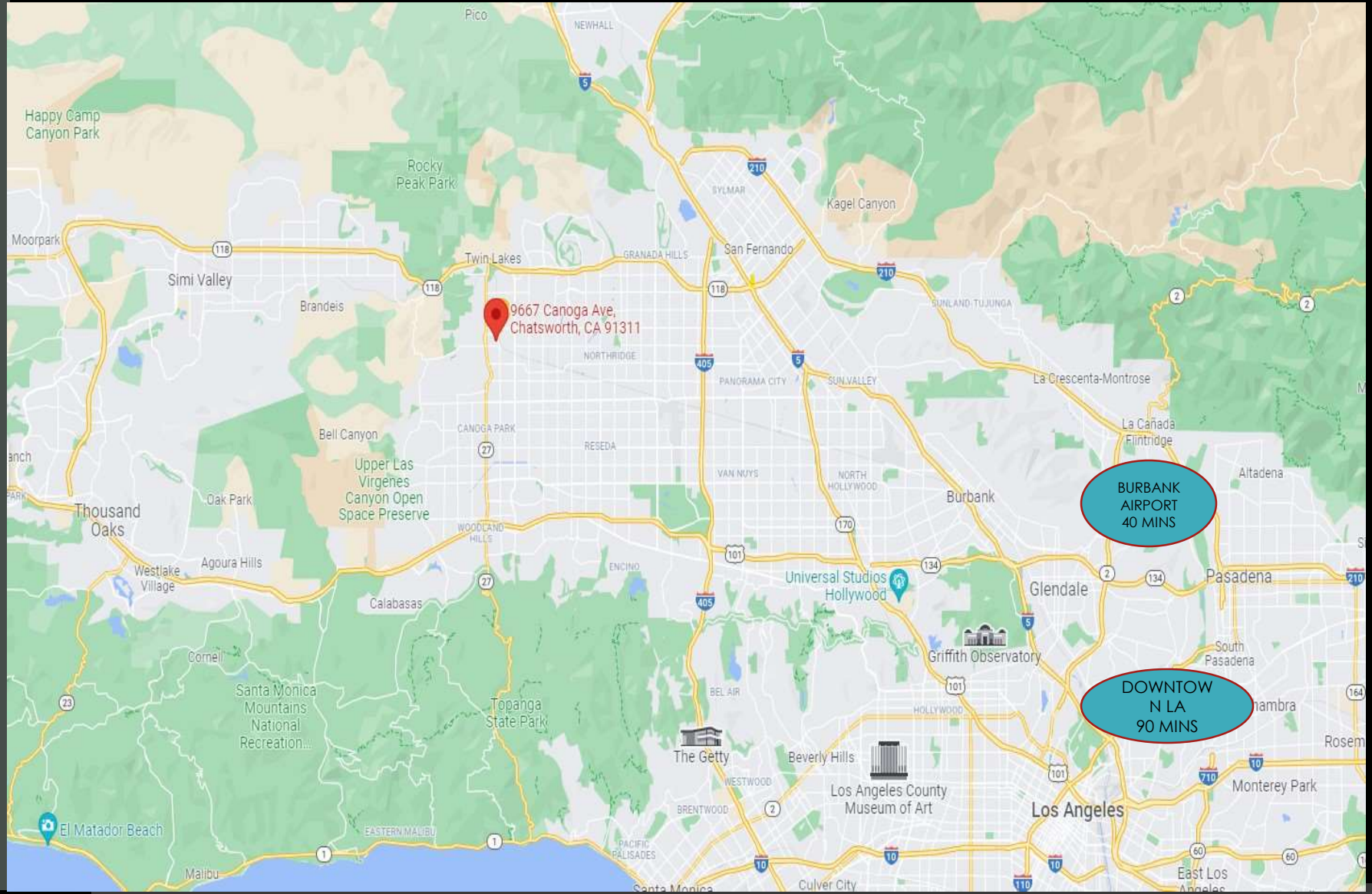
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Map Overview



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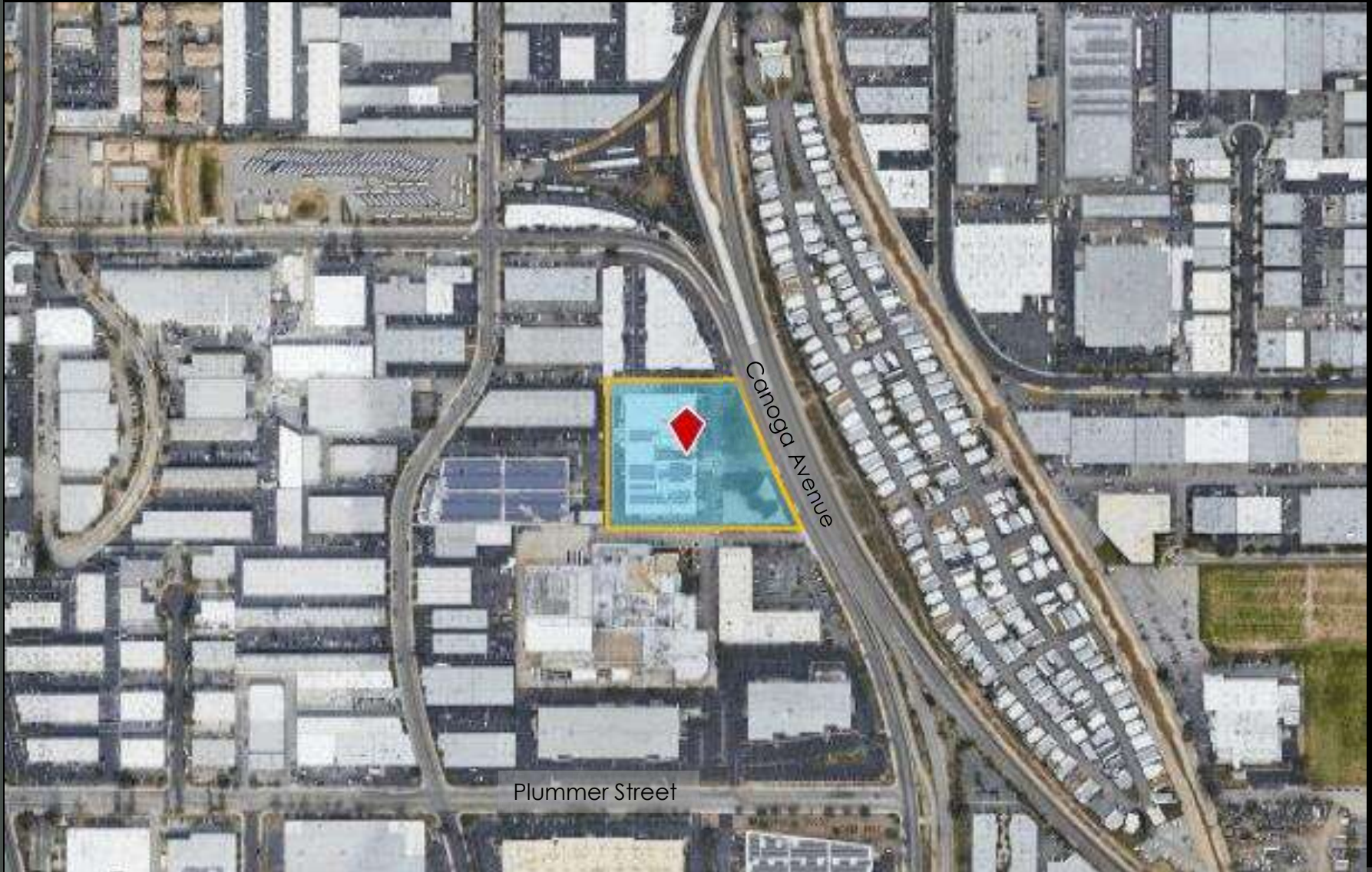
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Site Vicinity



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