

# 2,100 SF | INDUSTRIAL | CHATSWORTH

**2,100**  
SQUARE FEET

**\$1.70/mo**  
APPROX RENT/SF

**\$3,570/mo**  
BASE RENT

**(818) 717-0200**  
www.tsko-re.com

## PROPERTY ADDRESS

**9409 LURLINE AVE  
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

LEASE TYPE: **Gross** AVAILABLE: **Now**

## DESCRIPTION

**Unit Size (approximate): REAR-LOADED 2,100 square feet  
Industrial Space WAREHOUSE | FOUR OFFICES**

Restroom: TWO (sink, toilet, & water heater)

Power: 100-Amp 3-Phase Service & 100-Amps Single Phase

Parking: (4) Spaces

Overhead Door: Ground Level about 10'x12'

Evaporative Cooler & Space Heater in Warehouse

Warehouse Clearance is 14'

Tenant pays for its own electricity, gas (heating), telephone, internet & trash.

**Please no woodworkers, welders, marijuana or automotive use**

\* Subject to Credit and Financial Review.

\* Monthly Estimated CAM Fee: None

\* Term: 1 to 3 Years

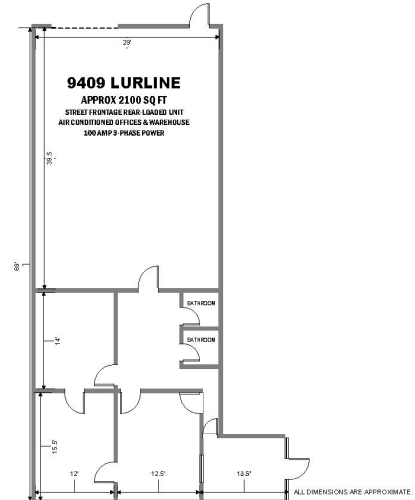
\* Security Deposit Amount will be determined upon review of credit report, bank statements and/or Business Financial Statements

## AMENITIES

- 10' x 10' Overhead Door
- Fully Air Conditioned

## RENTAL TERMS

Monthly Base Rent	\$3,570.00
Security Deposit	Based on Financials
Estimated CAM FEE	\$252.00



**AVAILABLE  
INDUSTRIAL WAREHOUSE**  
**818-717-0200**  
**JEREMY WACKER**

THE SIMPSON COMPANY  
REAL ESTATE MANAGEMENT AND BROKERAGE  
SPECIALIZING IN MULTI-TENANT INDUSTRIAL PROPERTIES  
tscorealestate.com

**FOR LEASING INFORMATION**  
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**THE SIMPSON COMPANY**  
REAL ESTATE MANAGEMENT AND BROKERAGE  
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