

~\$1.35 psf  
\$2,335/month

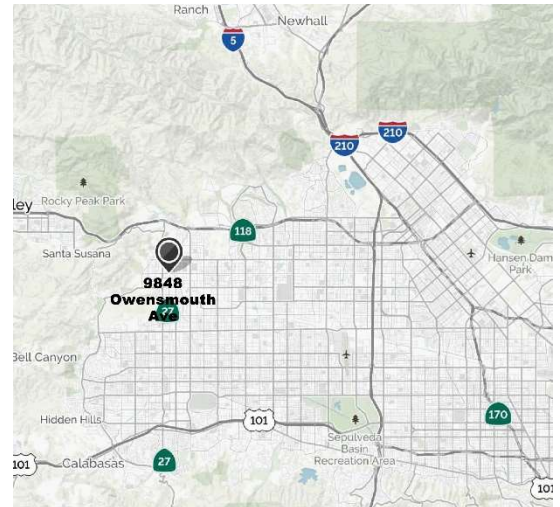
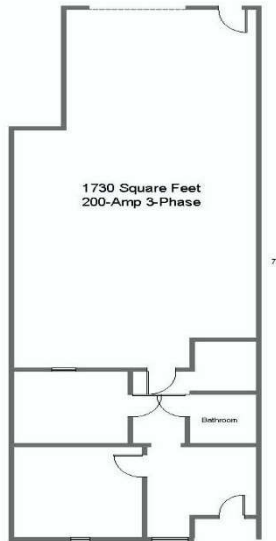
FOR  
LEASE

- Multi-Tenant Industrial
- Year Built: 1985
- Three Offices ~600 sf
- Restroom
- 100-A 4W 3-Phase Power
- 12' High Clearance
- 10'x10' Overhead Door
- Parking: 3 Reserved
- Warehouse & Distribution Uses
- Minutes to the 118 & 101 Freeways
- Term: 1 to 3 years
- CAMs: \$120 per month
- Located on Lassen & Owensmouth Avenue

## 1,730 sf Industrial Warehouse LASSEN INDUSTRIAL Three Offices plus Restroom



AVAILABLE 11-1-2017



**9848 Owensmouth Ave, Chatsworth, CA 91311**



CA CalBRE #01264732

**Features Include:** Three AC Offices (about 600 square feet), Evaporative Cooler & Gas Space Heater in Warehouse, Restroom, 10'x10' Overhead Door, Parking: Three (3) Reserved Spaces, Clearance: 12 ft.

**Additional Information:**  
Tenant pays for Electricity, Gas, Trash, Phone & Internet

Preferred Term: 1 to 3 Years  
Subject to Credit & Financial Approval

**Christine Cabanting** (CalBRE #01133848)  
**Tim Simpson** (CalBRE #020121368)

**(818) 717-0200**

See our other Listings at  
[www.tscorealestate.com](http://www.tscorealestate.com)