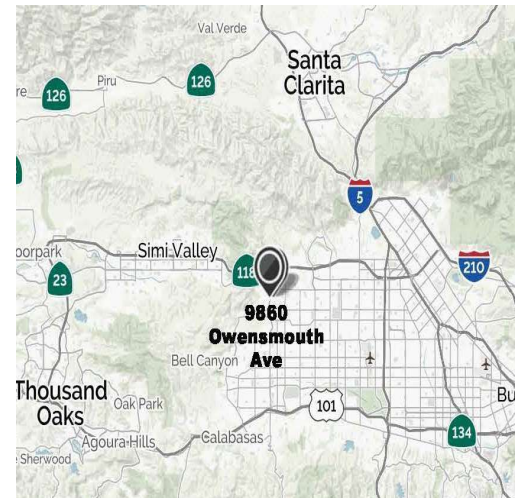
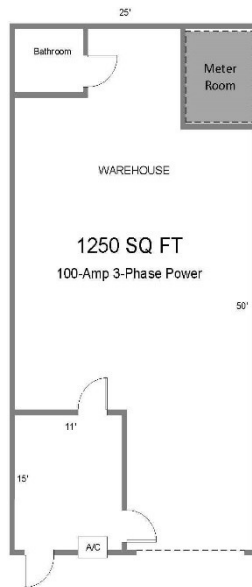


~\$1.35 psf  
\$1,690/month

FOR  
LEASE

- Multi-Tenant Industrial
- Year Built: 1985
- Entry Office ~11'x15'
- 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: \$95 per month
- Located on Lassen & Owensmouth Avenue

## 1,250 sf Industrial Warehouse LASSEN INDUSTRIAL Entry Office plus Restroom



AVAILABLE 10-1-2017

### 9860 Owensmouth #1, Chatsworth, CA 91311

**Features Include:** Front Entry Office (about 11'x15') with wall A/C, 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



CA CalBRE #01264732

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

**(818) 717-0200**

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