

# 1,270 SF | INDUSTRIAL | CHATSWORTH

**1,270**  
SQUARE FEET

**\$1.60/mo**  
APPROX RENT/SF

**\$2,032/mo**  
BASE RENT

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

## PROPERTY ADDRESS

**9705 OWENSMOUTH, UNIT 4  
CHATSWORTH, CA 91311**

COMMERCIAL TYPE: **Multi-Tenant Industrial**

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



## DESCRIPTION

**Unit Size (approximate): 1,270 square feet Industrial Space  
WAREHOUSE | NO OFFICE**

Restroom: One (sink & toilet)  
Power: 100-Amp 3-Phase Service  
Parking: (2) Spaces  
Overhead Door: Ground Level about 10'x10'  
Evaporative Cooler in Warehouse

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 Trash Fee: \$70 (normal office trash; no job site trash)
- \* Term: 1 to 2 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

## RENTAL TERMS

Monthly Base Rent	\$2,032.00
Security Deposit	Based on Credit/Financials
Trash Fee (No Jobsite Trash)	\$70.00 per month



**AVAILABLE**  
**INDUSTRIAL WAREHOUSE**  
**818-717-0200**  
**CHRISTINE CABANTING**

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

**FOR LEASING INFORMATION**  
**CHRISTINE CABANTING 818-717-0200 x11**

**CCabanting@tsco-re.com**

**DRE License 01133848**



**THE SIMPSON COMPANY**  
REAL ESTATE MANAGEMENT AND BROKERAGE  
CORP DRE LICENSE 01264732