

Available SF 30,000 SF

Industrial For Lease
Building Size 63,704 SF

Address: 20720 Superior St, Chatsworth, CA 91311

Cross Streets: Superior St/Lurline Ave

Great Corporate Image
 Heavy Power: 2,000 Amps, 277/480 Volt
 Dock High & Ground Level Loading
 Abundant Parking/Secured Yard
 Attractive Gross Lease Offering

Lease Rate/Mo: \$42,600
Lease Rate/SF: \$1.42
Lease Type: Modified Gross / Op. Ex: \$0.06
Available SF: 30,000 SF
Minimum SF: 30,000 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced/Paved
Zoning: MR2

Sprinklered: Yes
Clear Height: 14'-16'
GL Doors/Dim: 1 / 14x16
DH Doors/Dim: 1 / 12x12
A: 2000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1975R16
Whse HVAC: No
Parking Spaces: 66 / **Ratio:** 2.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 5,400 SF / 13
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2748003089

Listing Company: Lee & Associates
Agents: [Scott Caswell 818-444-4911](mailto:scott@lee-re.com), [Erica Balin 818-444-4912](mailto:erica@lee-re.com)

Listing #: 39831521 **Listing Date:** 02/28/2024

FTCF: CB000N000S000

Notes: Call broker for commission information. Lessee to independently verify all information contained herein. Broker/Agent & Lessor make no representations & cannot verify its accuracy. Call broker for appointment, do not go direct.

