

Available SF 1,440 SF

Industrial For Lease
Building Size 14,400 SF

Address: 9600 Cozycroft Ave, Unit B, Chatsworth, CA 91311

Cross Streets: Plummer St/Mason Ave

 Excellent Small Unit
 Prime Chatsworth Location
 Well Maintained Property
 Low CAMs

Lease Rate/Mo: \$2,002
Lease Rate/SF: \$1.39
Lease Type: Modified Gross / Op. Ex: \$0.04
Available SF: 1,440 SF
Minimum SF: 1,440 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MR2

Sprinklered: No
Clear Height: 12'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 0
A: 200 V: 120 O: 3 W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1976
Whse HVAC: No
Parking Spaces: 2 / Ratio: 1.4:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 0 SF
Restrooms: 1
Office HVAC: None
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2748003079

Listing Company: Lee & Associates

Agents: [Erica Balin 818-444-4912](mailto:ebalin@lee-re.com), [Scott Caswell 818-444-4911](mailto:scott@lee-re.com)
Listing #: 41424249

Listing Date: 11/11/2024

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein, broker/owner make no representations. Call broker for appointment. \$60 per month CAM covers water and trash. Co-listed with AIR CRE NonMember (Matthew Palumbo).