

# Lease Availability Report

## 21625 Prairie St

Chatsworth, CA 91311 - West San Fernando Valley Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Manufacturing</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1985</b>
RBA:	<b>40,682 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>20,341 SF</b>
Ceiling Ht:	<b>24'</b>

### AVAILABILITY

Min Divisible:	<b>7,291 SF</b>
Max Contig:	<b>7,291 SF</b>
Total Available:	<b>7,291 SF</b>
Asking Rent:	<b>\$1.30/MG</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	7,291	7,291	7,291	\$1.30/MG	Vacant	Negotiable

*Lee & Associates - Erica Balin (818) 444-4912, Scott G. Caswell (818) 444-4911*

### LEASING AGENTS

Company: Delphi Business Properties

### SALE

Last Sale: Sold on May 15, 2013 for \$3,950,000 (\$97.09/SF)

### LOADING

Docks: **1 ext** Drive Ins: **1 tot./12'w x 14'h**

### POWER & UTILITIES

Power: 1,200a/277-480v 3p 4w Heavy  
 Utilities: Gas, Heating, Lighting, Sewer, Water

### FEATURES

Bus Line, Signage

### LAND

Land Area: **1.96 AC**  
 Zoning: **MR, Los Angeles**

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Parcel **2746-014-023**

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### TRANSPORTATION

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Parking: 82 Surface Spaces are available; Ratio of 2.02/1,000 SF

Transit/Subway: 9 minute walk to Nordhoff (Orange Line - Los Angeles County Metropolitan Transportation Authority (Metro))

Commuter Rail: 3 minute drive to Chatsworth (Ventura County Line - Southern California Regional Rail Authority (Metrolink))

Airport: 28 minute drive to Bob Hope

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### KEY TENANTS

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Comet Electric	20,341 SF	Paragon Subrogation Services	7,540 SF
Sphere Wms	5,200 SF	Ps Development Corp	500 SF

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