

Available SF 15,300 SF

Industrial For Lease

Building Size 52,360 SF


Address: 9667 Owensmouth Ave, Unit C, Chatsworth, CA 91311

Cross Streets: Owensmouth Ave/Marilla St

1 Dock & 1 Ground Level Loading Door
 22'-24' Clearance
 Nicely Appointed Offices
 Can be Combined For Total of 32,477 SF

Lease Rate/Mo: \$18,666
Lease Rate/SF: \$1.22
Lease Type: NNN / Op. Ex: \$0.25
Available SF: 15,300 SF
Minimum SF: 15,300 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MR2-1

Sprinklered: Yes
Clear Height: 22'-24'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 1 / 10'x10'
A: 200 V: 208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R22
Whse HVAC:
Parking Spaces: 18 / Ratio: 1.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 3,215 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 12/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: West SFV
APN#: 2746-016-019

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica.balin@lee-re.com)
Listing #: 43377085

Listing Date: 09/16/2025

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Broker/Agent & Owner/Lessor make no representations & cannot verify it's accuracy. Call broker for appointment and more details. Do not go direct, must have appointment. Can be combined with neighboring space for a total of 32,477 SF.