

Available SF 32,477 SF

Industrial For Lease

Building Size 52,360 SF


**Address:** 9667 Owensmouth Ave, Unit B2 & C, Chatsworth, CA 91311

**Cross Streets:** Owensmouth Ave/Marilla St

 2 Docks & 1 Ground Level Loading Doors  
 22'-24' Clearance  
 Nicely Appointed Offices  
 Excellent West SFV Location

**Lease Rate/Mo:** \$39,622  
**Lease Rate/SF:** \$1.22  
**Lease Type:** NNN / Op. Ex: \$0.25  
**Available SF:** 32,477 SF  
**Minimum SF:** 32,477 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$62,526 / 2022  
**Yard:** No  
**Zoning:** MR2-1

**Sprinklered:** Yes  
**Clear Height:** 22'-24'  
**GL Doors/Dim:** 2 / 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:** No  
**Parking Spaces:** 32 / **Ratio:** 1.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 4,015 SF / 10  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**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 #:** 43377088

**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.