

Available SF 22,200 SF

Industrial For Sale - In Escrow

Building Size 22,200 SF


Address: 20520 Nordhoff St, Chatsworth, CA 91304

Cross Streets: Nordhoff St/Mason Ave

100% HVAC
 Dock High & Ground Level Loading
 Secured Rear Yard / High Clearance
 1,000 Amps of Power
 Main Street Frontage
 Multiple Stalls in Restrooms

Sale Price: \$6,750,000.00
Sale Price/SF: \$304.05
Available SF: 22,200 SF
Prop Lot Size: 1.36 Ac / 59,205 SF
Taxes:
Yard: Fenced / Paved
Zoning: MR2

Sprinklered: No
Clear Height: 18' - 20'
GL Doors/Dim: 1 / 12'x14'
DH Doors/Dim: 1 / 21'x14'
A: 1000 V: 120-208 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1979R14

Whse HVAC: Yes
Parking Spaces: 49 / **Ratio:** 2.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 8,250 SF / 13
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,320 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2780-001-050

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erical@lee-re.com)
Listing #: 43543283

Listing Date: 10/14/2025

FTCF: CB200N000S000/A0AA

Notes: Buyer to independently verify all information contained herein. Broker/Agent/Seller cannot confirm the accuracy as information is taken from third party sources.