

9144 DEERING AV., CHATSWORTH, CA



FOR SALE —————

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information contained herein is believed to be accurate and reliable; however, no guarantees, expressed or implied, are made regarding its completeness or accuracy. Buyer is advised to conduct their own due diligence and independently verify all information. The seller and its representatives assume no liability for errors, omissions, or any discrepancies.

INTRODUCTION

Lee & Associates is pleased to present an opportunity to acquire a free-standing industrial building located in the heart of **Chatsworth, CA**, within the prestigious **Northpark Industrial Center**. This highly improved 27,960 square foot facility offers a rare combination of functionality, image, and modern upgrades. The property features two (2) large ground-level roll-up doors and excellent curb appeal, making it ideal for image-conscious users seeking both form and function. Surrounded by high-end cosmetic firms, electrical contractors, HVAC companies, and premier design studios, this property provides an exceptional environment for a cosmetic or design-oriented user to thrive. Its location within the **Northpark Industrial Center** places it among the **San Fernando Valley's** most sought-after business parks, known for its professional tenant mix and accessibility to major transportation routes.



ASKING PRICE
\$8,304,120

PROPERTY PROFILE

ASKING PRICE PSF	\$297.00
BUILDING SIZE	27,960 SF
LOT SIZE	39,875 SF (0.92 Ac)
OFFICE SPACE	12,500 SF (Approx.)
POWER	800 amps / 120/208 volts / 3 phase
CLEAR HEIGHT	20 Feet
LOADING	2 Oversized Ground Level
ZONING	LAMR2

OFFERING HIGHLIGHTS



Outstanding Corporate Headquarters



Equipped w/800 amps of Well Distributed Power



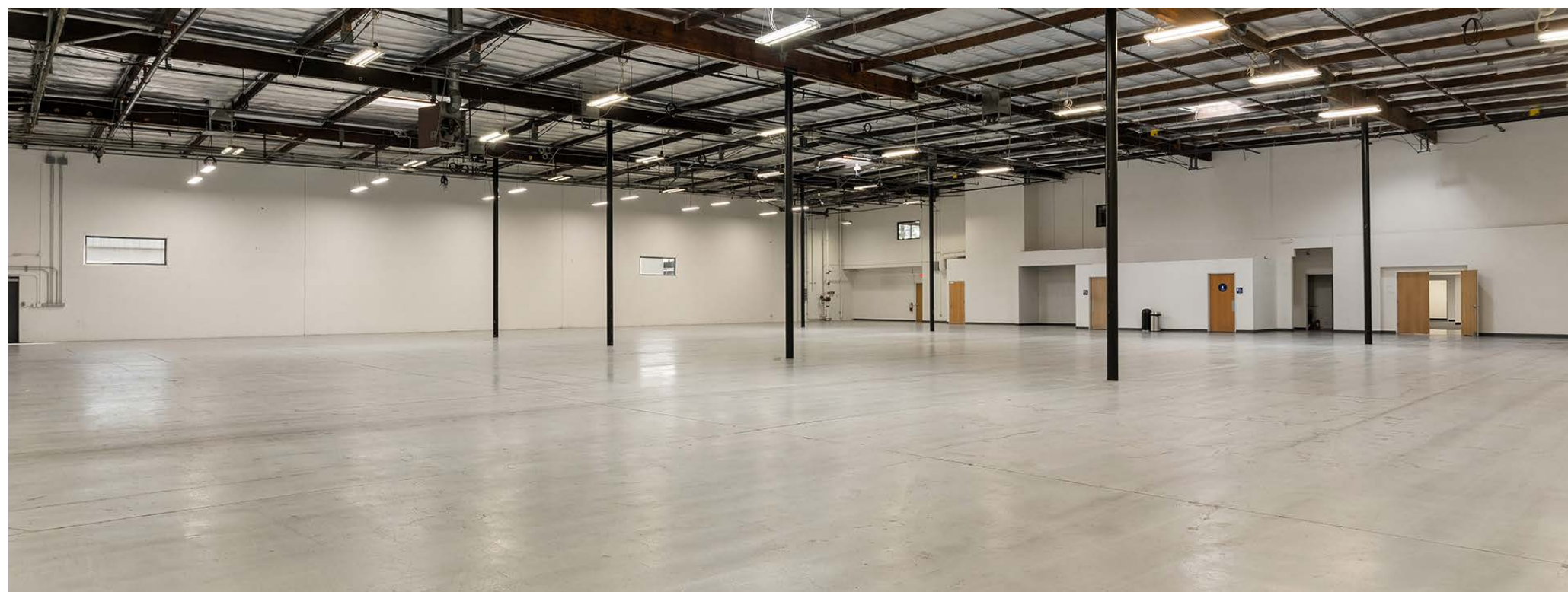
Attractive Modern Design with Great Window Line



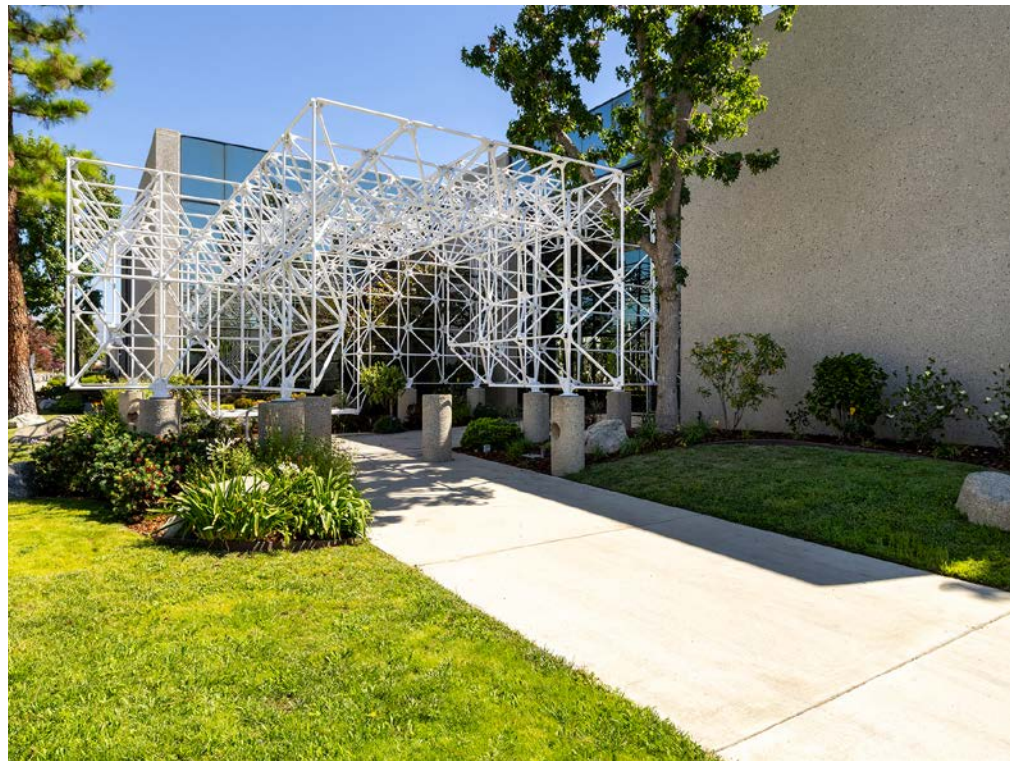
Prestigious Northpark Industrial Park Location



Easy Access to Freeways and Orange Metro Line



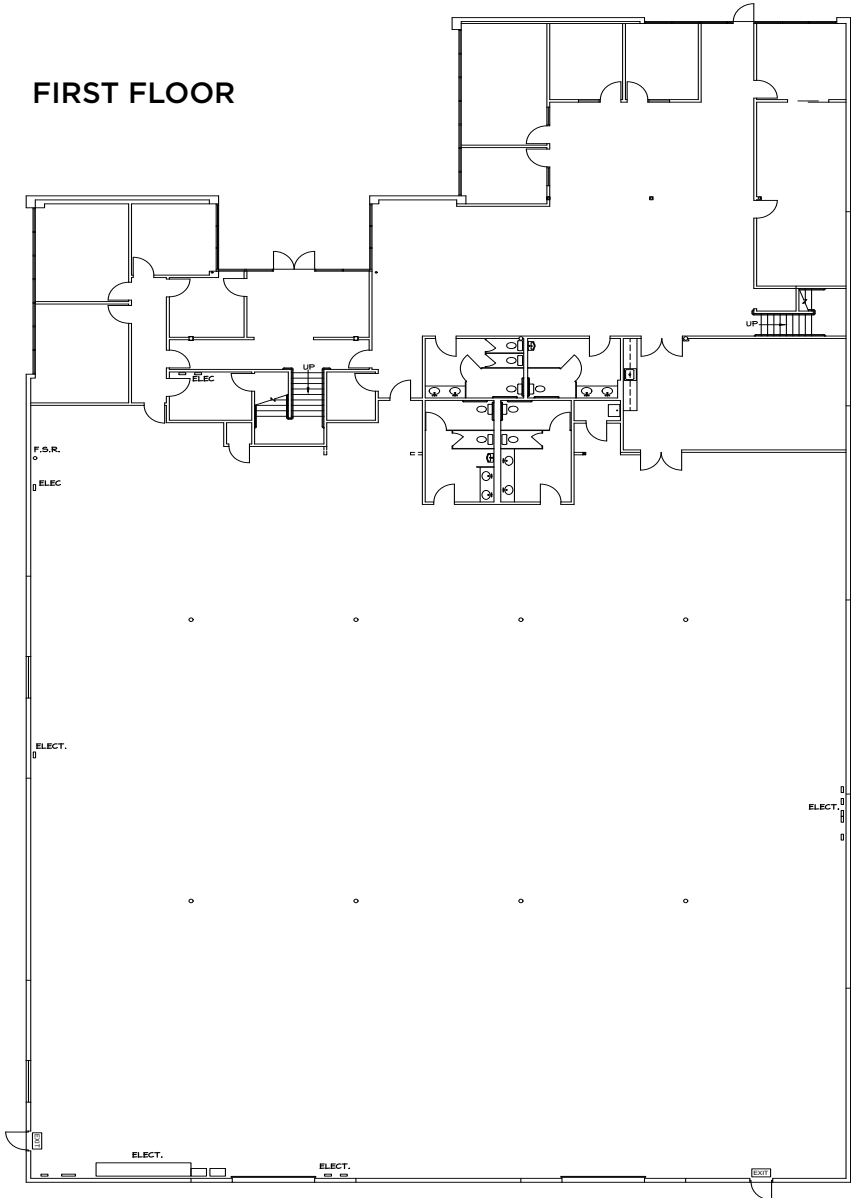




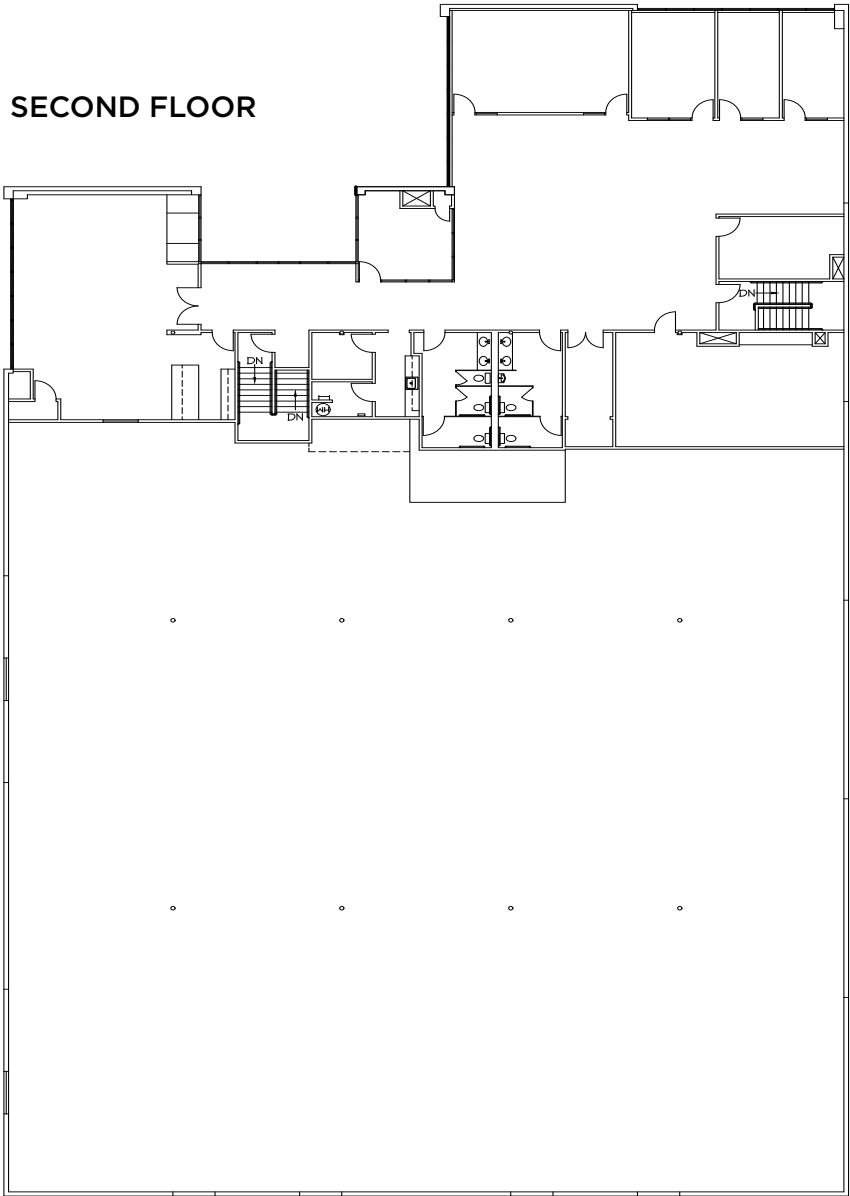
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CHATSWORTH, CALIFORNIA

FLOOR PLANS

FIRST FLOOR

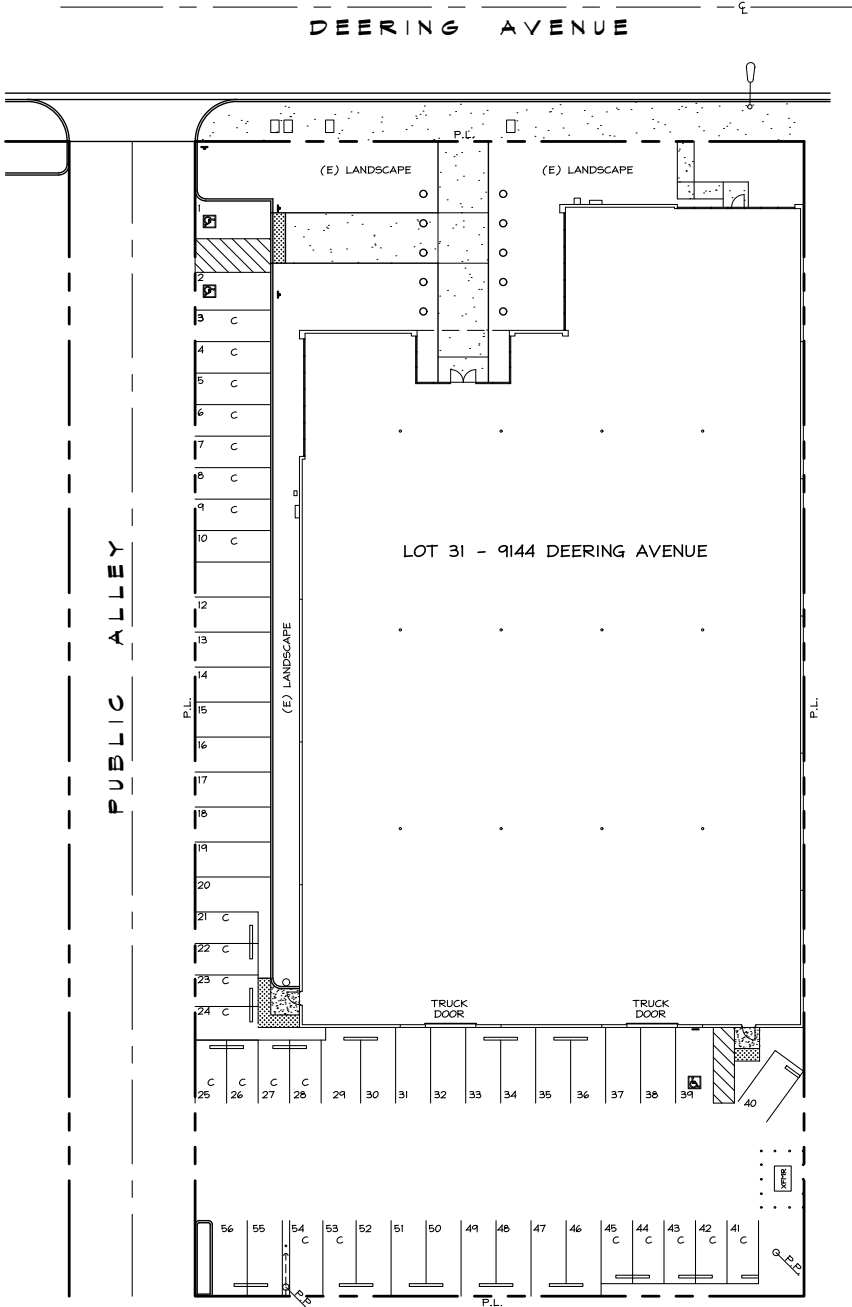


SECOND FLOOR



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SITE PLAN



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9144
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NORTHRIDGE FASHION CENTER

CSUN

 **Dignity Health.**
Northridge Hospital Medical Center

VAN NUYS AIRPORT

los angeles
pierce college

Westfield
TOPANGA & THE VILLAGE

  **Providence | Cedars Sinai**
TARZANA MEDICAL CENTER





FOR INQUIRIES, PLEASE CONTACT

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