

Available for Sublease - 98,370 SF Industrial Facility

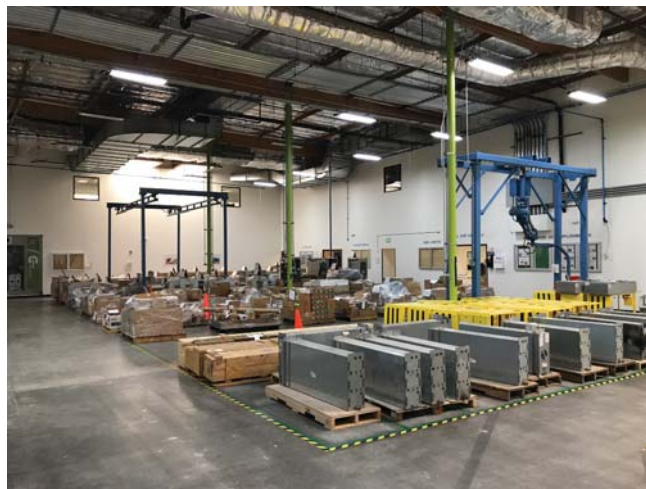
21211 Nordhoff Street | Chatsworth, CA



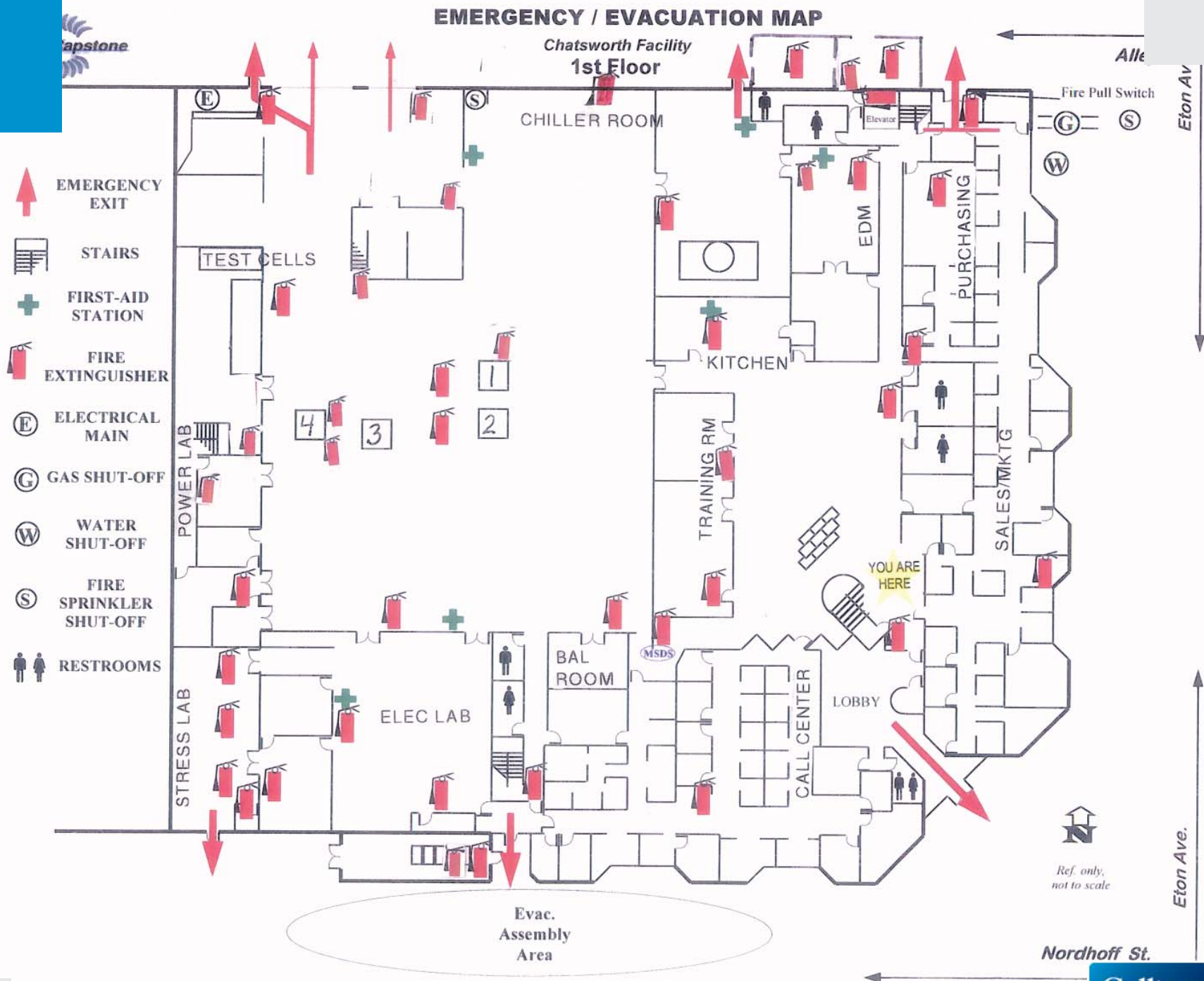
Overview



- 98,370 SF high image R&D / Office / Flex / Industrial facility
- 24-foot clear height
- 1 dock high loading position with load leveler
- 2 ground level doors
- 60,000 SF high image office space, 35,000 SF on mezzanine
- 3600 Amps, 277-480 Volts
- 40 surface parking spaces in front of building and 160 parking spaces in rear covered parking structure
- Major street frontage on Nordhoff Street
- Close proximity to retail amenities
- Easy access to rest of Los Angeles Region via 118 and 101 Freeways



Asking Sublease Rate: \$0.87 NNN psf
NNN Charges: \$0.091 psf
Available November 1, 2017
Sublease Term through September 30, 2019



EMERGENCY / EVACUATION MAP

Chatsworth Facility
2nd Floor

Alley

Eton Av

Eton Av/s.

-  STAIRS
-  FIRST-AID STATION
-  FIRE EXTINGUISHER
-  RESTROOMS



Ref. only.
not to scale

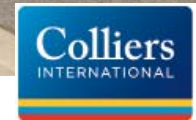
In case of emergency, use **STAIRS**. Follow **EXIT** signs on 1st floor.
Evacuation Meeting Area in Nordhoff parking lot, South of the building.

Not

Photos



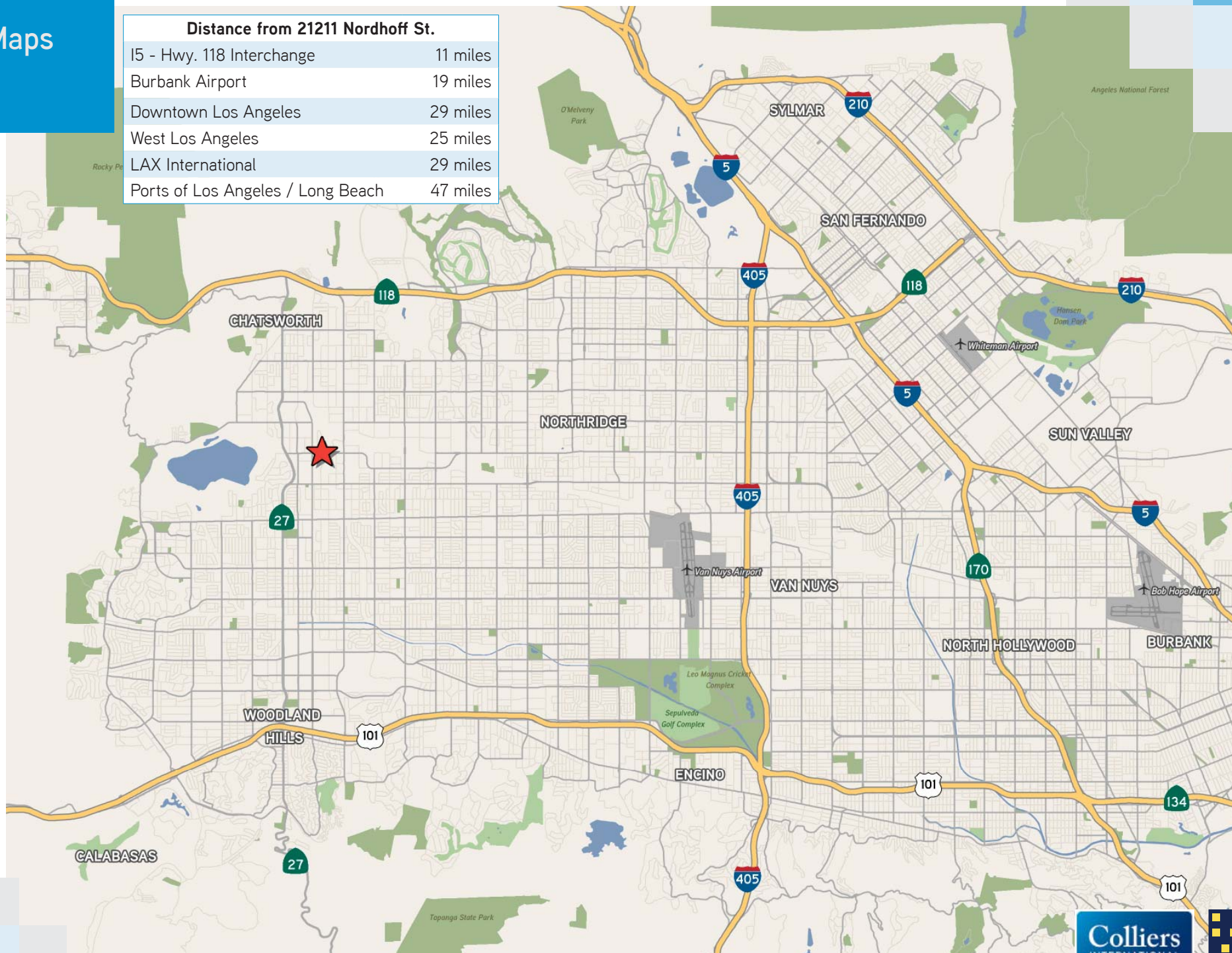
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Maps

Distance from 21211 Nordhoff St.

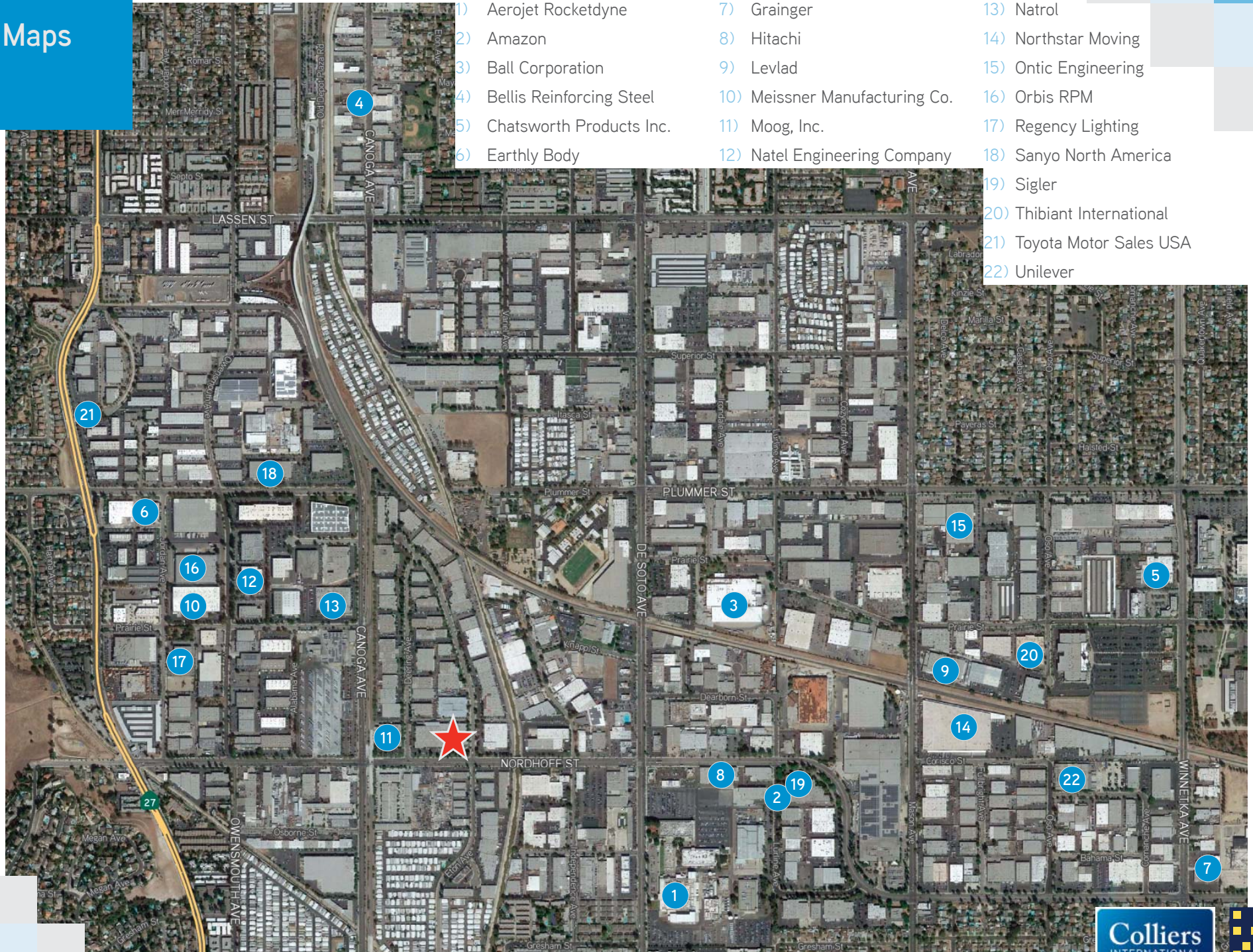
I5 - Hwy. 118 Interchange	11 miles
Burbank Airport	19 miles
Downtown Los Angeles	29 miles
West Los Angeles	25 miles
LAX International	29 miles
Ports of Los Angeles / Long Beach	47 miles



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Maps



- | | | |
|-----------------------------|--------------------------------|----------------------------|
| 1) Aerojet Rocketdyne | 7) Grainger | 13) Natrol |
| 2) Amazon | 8) Hitachi | 14) Northstar Moving |
| 3) Ball Corporation | 9) Levlad | 15) Ontic Engineering |
| 4) Bellis Reinforcing Steel | 10) Meissner Manufacturing Co. | 16) Orbis RPM |
| 5) Chatsworth Products Inc. | 11) Moog, Inc. | 17) Regency Lighting |
| 6) Earthly Body | 12) Natel Engineering Company | 18) Sanyo North America |
| | | 19) Sigler |
| | | 20) Thibiant International |
| | | 21) Toyota Motor Sales USA |
| | | 22) Unilever |

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