



**\$1.05 MG, per SF,
per Month!**



Industrial Building for Lease
20730-46 Dearborn St
Chatsworth, CA 91311
Multiple Sizes Available!

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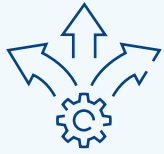
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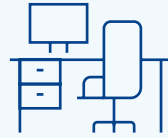
Building Highlights



Flexible Configurations



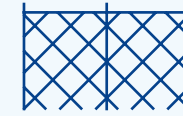
Storage/MFG Uses



Owner Will Demise/
Remove Offices to Suit



Heavy Power/Ample Parking



Fenced & Secure Yard/Parking Area



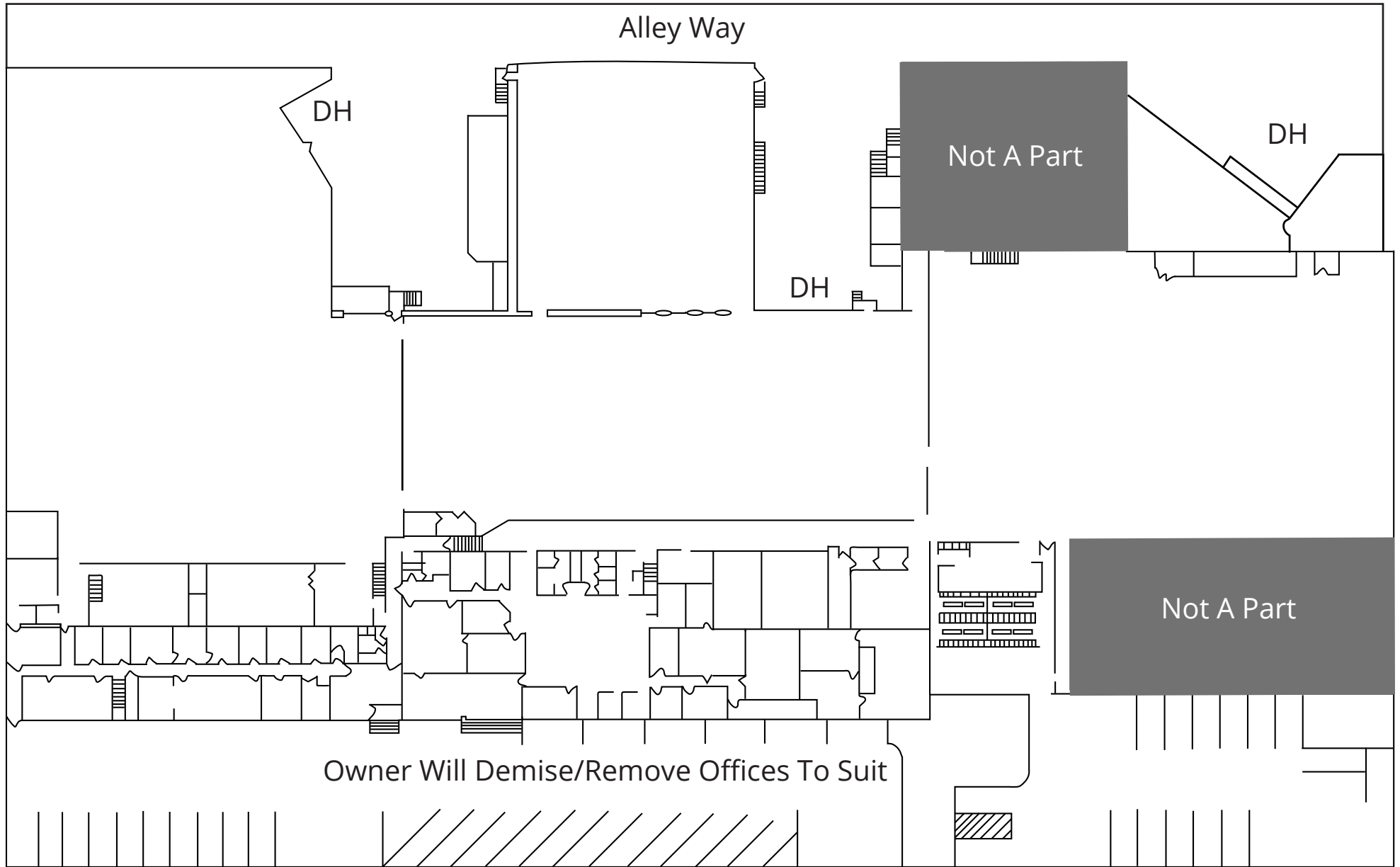
Inexpensive Multi-Use Space

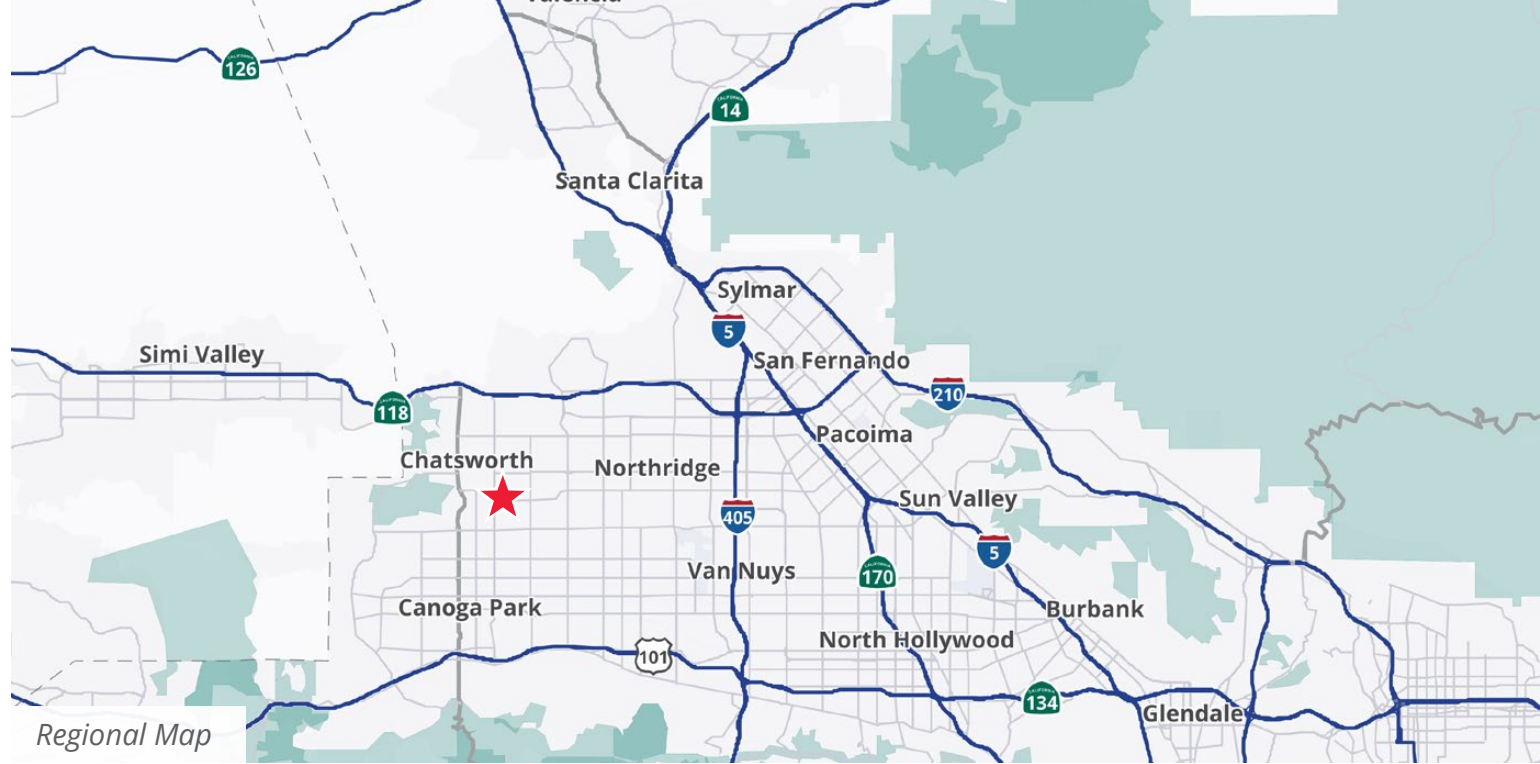
Available SF	60,000 - 80,000
Monthly Rent	\$63,000 - \$84,000
Base Rate PSF	\$1.05 MG
Clear Height	14' - 20'
Dock High Doors	6
Power	2200A, 480V, 3Ph, 4W
Parking Spaces / Ratio	157 / 2.0:1
Office SF	20,849
Restrooms	6
Zoning	MR2
Sprinklers	Yes
Possession	Immediate
To Show	Call Agent



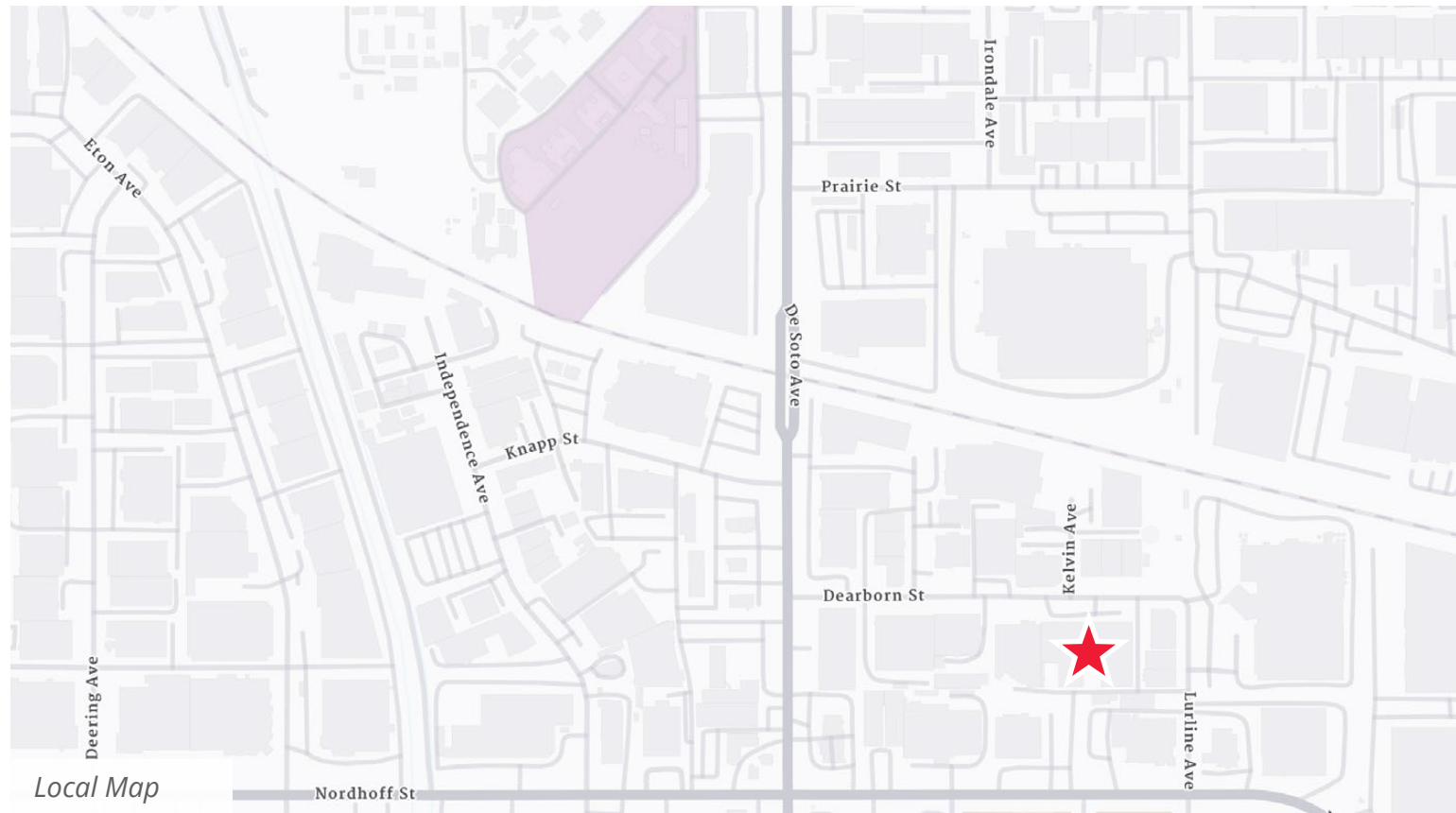
Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.

Layout



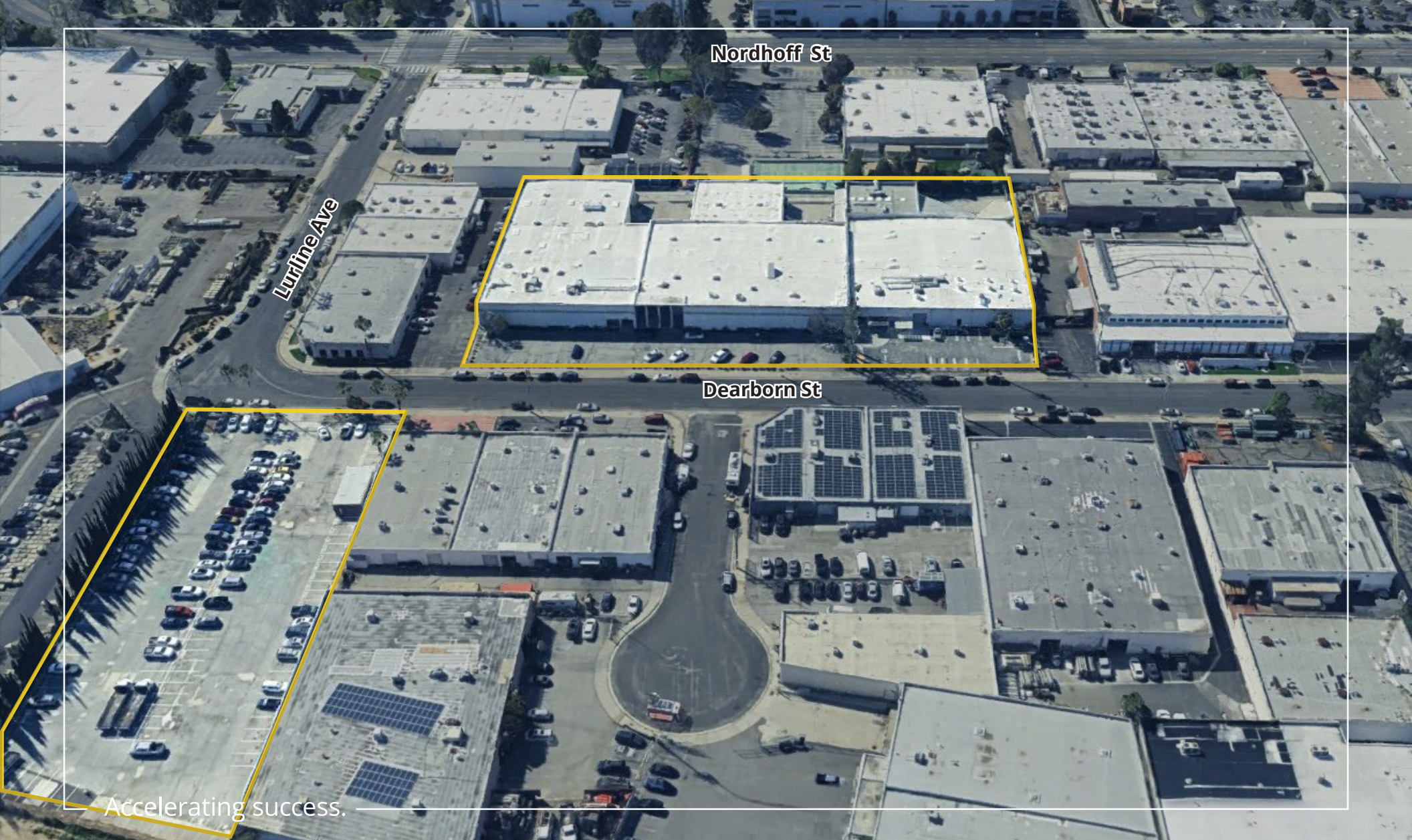


Regional Map



Local Map

Location Maps



Nordhoff St

Lurline Ave

Dearborn St

Accelerating success.

Contact Info

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