# $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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Accelerating success.

# Building Highlights

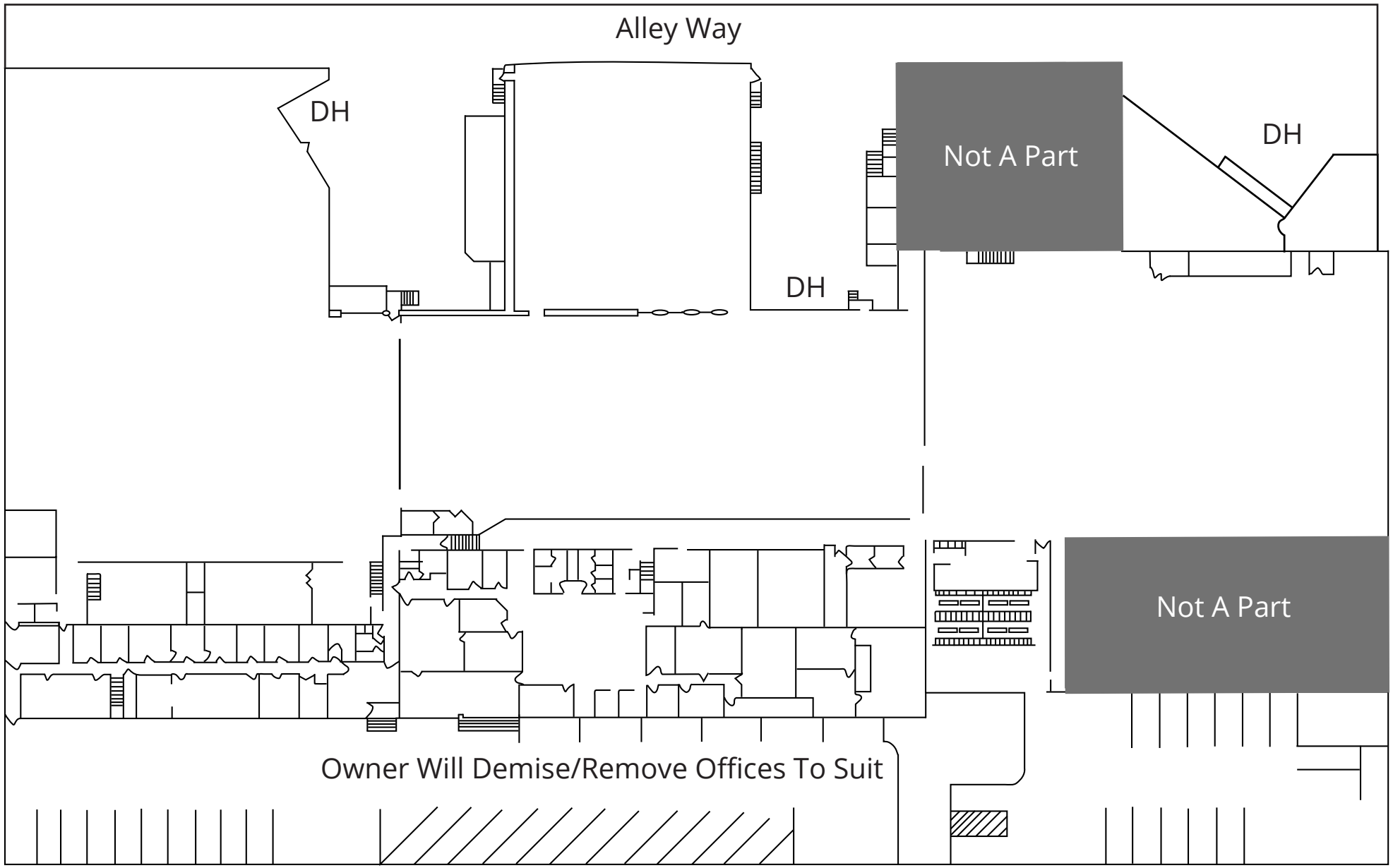
- Flexible Configurations
- Storage / MFG Uses
- Owner Will Demise / Remove Offices to Suit
- Heavy Power / Ample Parking
- Fenced & Secure Yard/Parking Area
- Inexpensive Multi-Use Space

| | |
|---|---|
| **Available SF** | 60,000 - 80,000 |
| **Monthly Rent** | $63,000 - $84,000 |
| **Base Rate PSF** | $1.05 MG (plus $0.02 PSF CAM) |
| **Clear Height** | 14’ - 20’ |
| **Dock High Doors** | 6 |
| **Power** | 4000A, 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 |

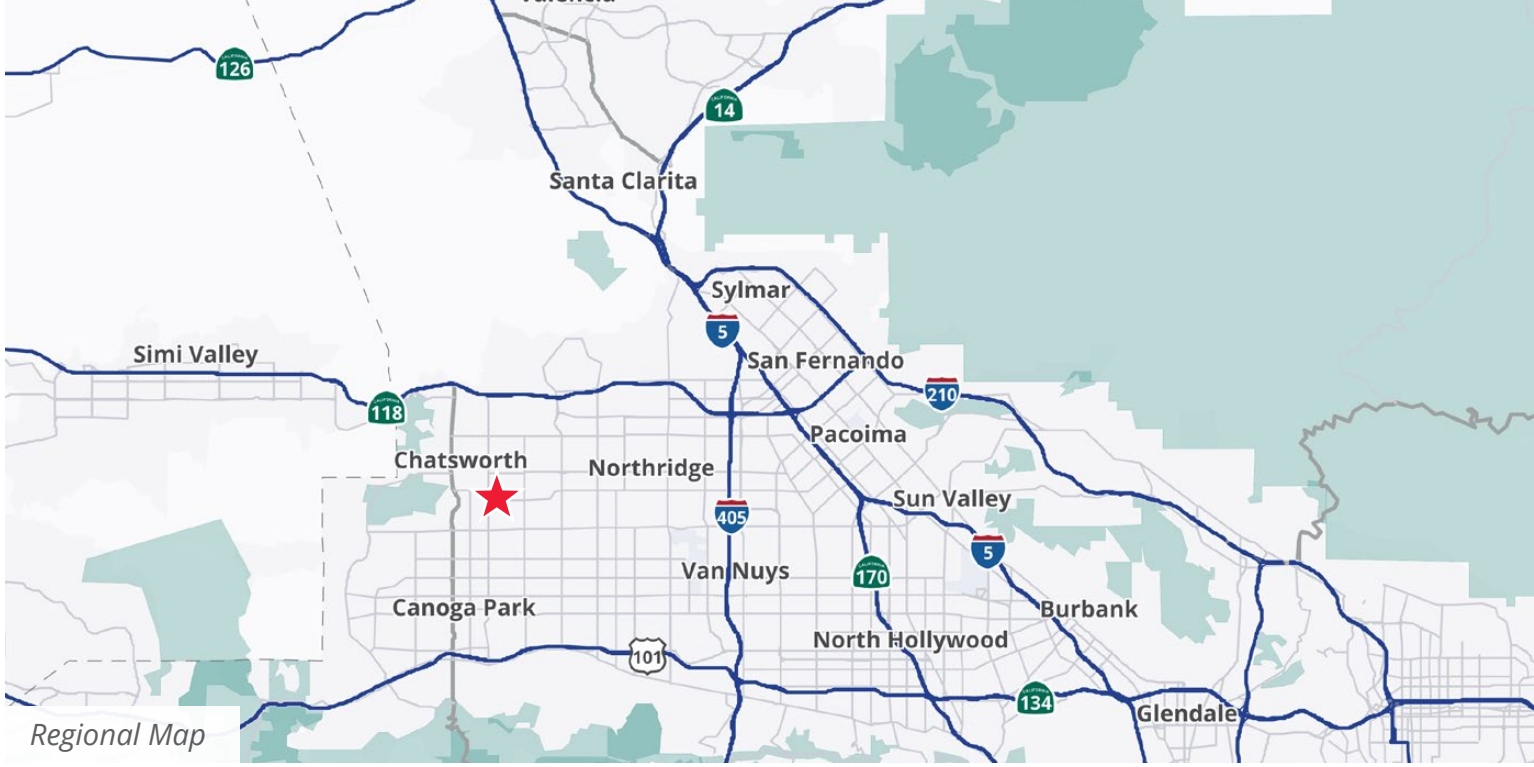



Notes: Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant’s use.

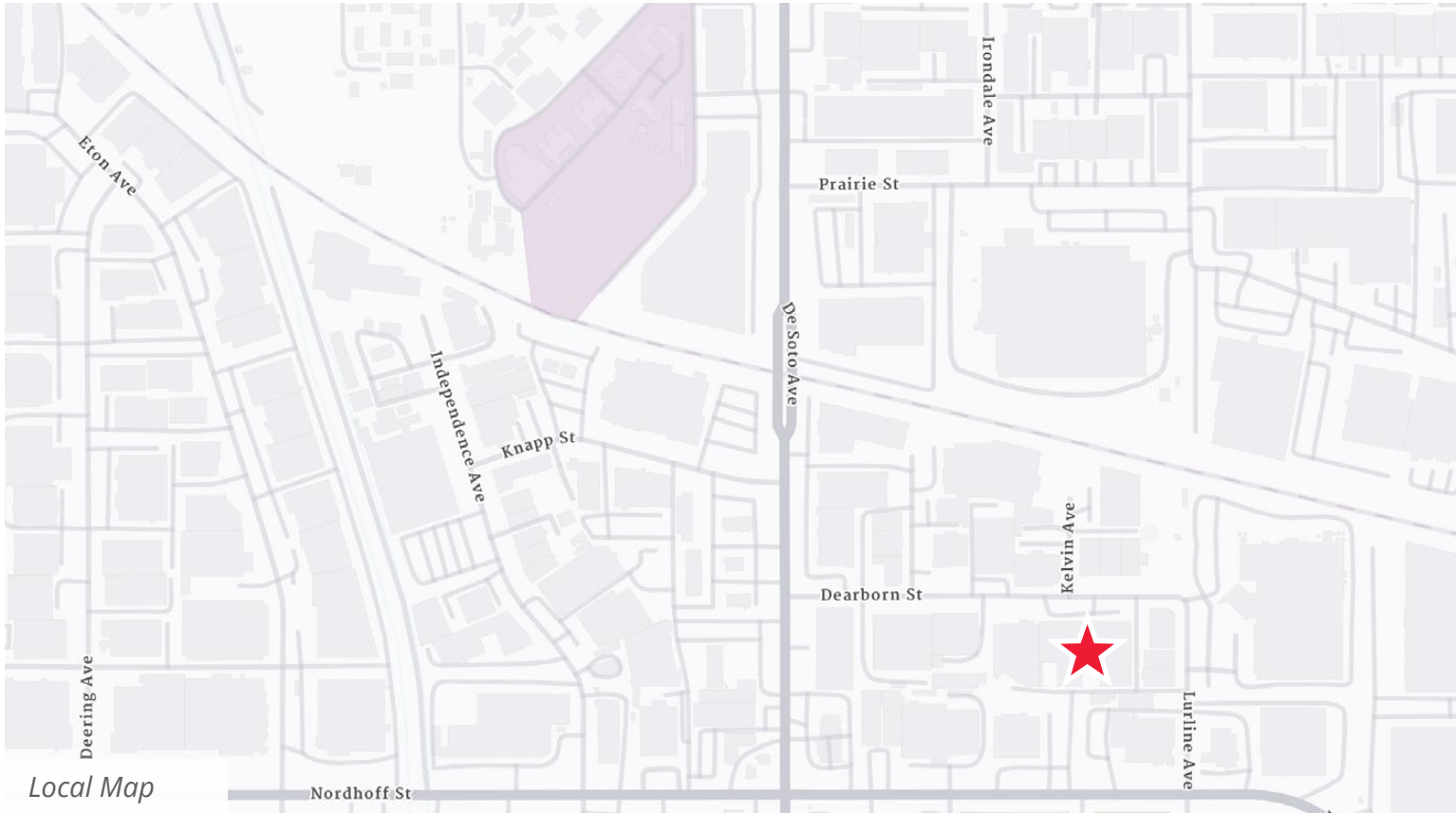
# Layout


Alley Way
DH
DH
Not A Part
DH
Not A Part
Owner Will Demise/Remove Offices To Suit

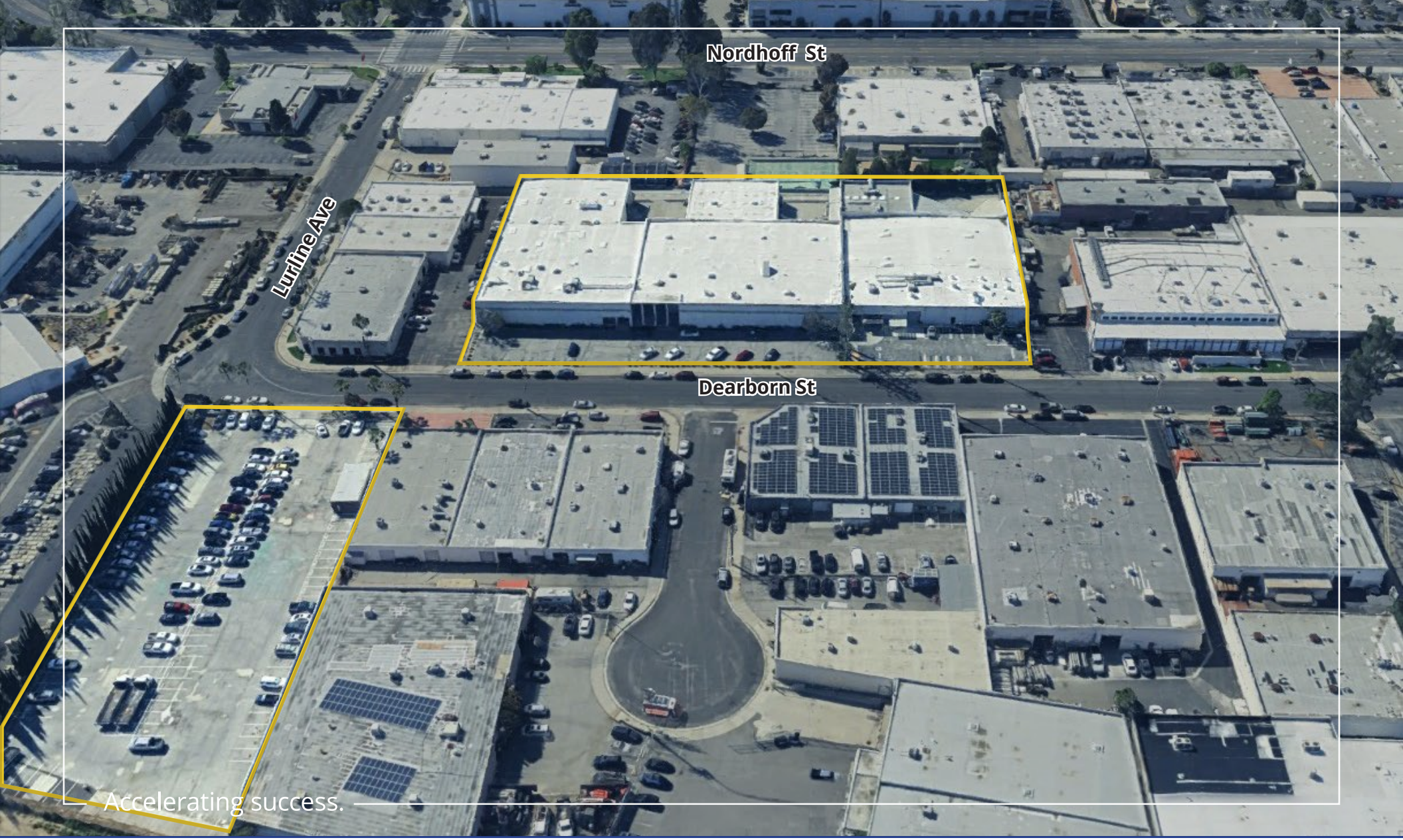
# Location Maps




*Regional Map*




*Local Map*




**Contact Info**

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