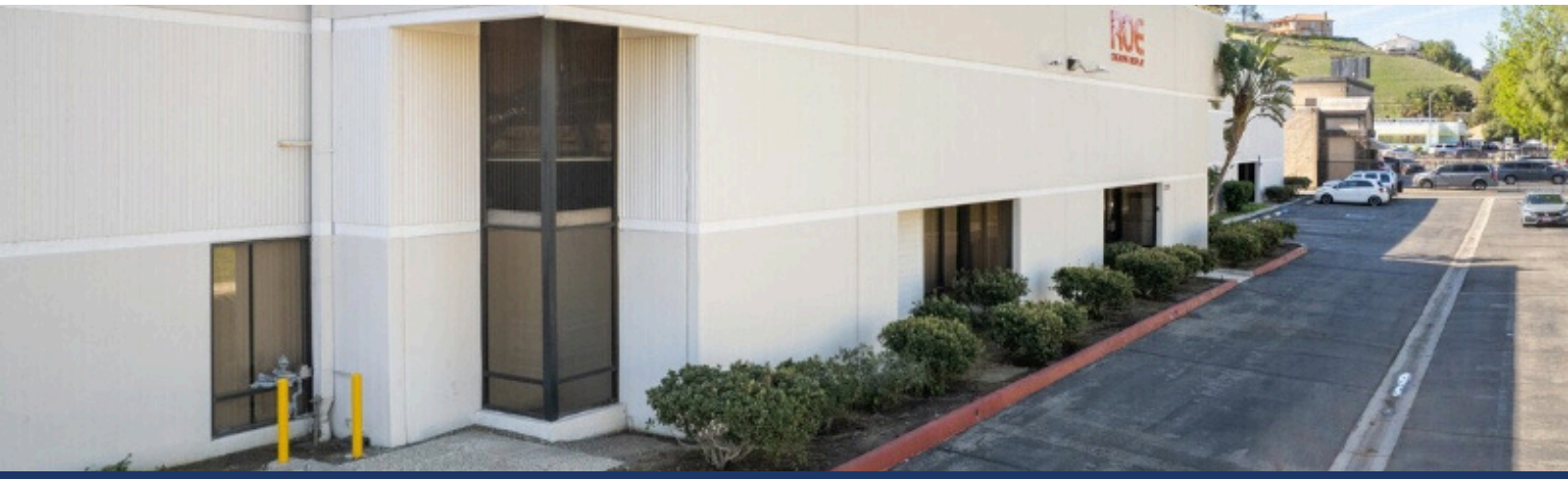
FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE
SERVICE BEYOND EXPECTATION®

FOR SUBLEASE | INDUSTRIAL

SUNNYGLEN INDUSTRIAL PARK

21800–21810 Nordhoff Street

Units B + C · Chatsworth, CA 91311 · ±36,190 SF



±36,190	19'	1,000A	66
SF CONTIGUOUS	CLEAR HEIGHT	3-PHASE POWER	PARKING SPACES

PROPERTY OVERVIEW

A rare opportunity to secure ±36,190 SF of contiguous tilt-up industrial space in Sunnyglen Industrial Park. Combining 21800 Nordhoff (Unit C, ±19,548 SF) and 21810 Nordhoff (Unit B, ±16,642 SF), the space offers dock-high and ground-level loading, 19' clear height, heavy 3-phase power and office space in both units.

PROPERTY HIGHLIGHTS

Available	±36,190 SF (B + C)	**Term**	Sublease through June 30, 2029
Loading	Dock-High + Ground-Level Doors	**Clear Height**	19'
Power	1,000 Amps | 120/208V | 3-Phase	**Office**	Offices in Both Units
Construction	Tilt-Up Concrete	**Parking**	66 Spaces
Fire Protection	Fully Sprinklered	**Ideal Use**	Warehouse, Distribution, Light Mfg.

ASKING RATE **REDUCED**

~~$1.29/SF~~

$0.99*

/SF/Month MG

+ $0.17/SF CAM
*5% Annual Increases
Sublease through June 29, 2029

AVAILABLE OPTIONS

Unit C 21800 Nordhoff St.	**±19,548 SF**
Unit B 21810 Nordhoff St.	**±16,642 SF**
Units B + C 21800–21810 Nordhoff St.	**±36,190 SF**

EXCLUSIVELY LISTED BY



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PEAK COMMERCIAL

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21800–21810 NORDHOFF STREET · CHATSWORTH, CA 91311

Property Photos



FRONT LOBBY & RECEPTION



CONFERENCE ROOM



DOCK-HIGH LOADING



WAREHOUSE & LOADING RAMP



GROUND-LEVEL LOADING

Peak Commercial does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. Sublessee to verify all information independently. *Rental rate subject to 5% annual increases.

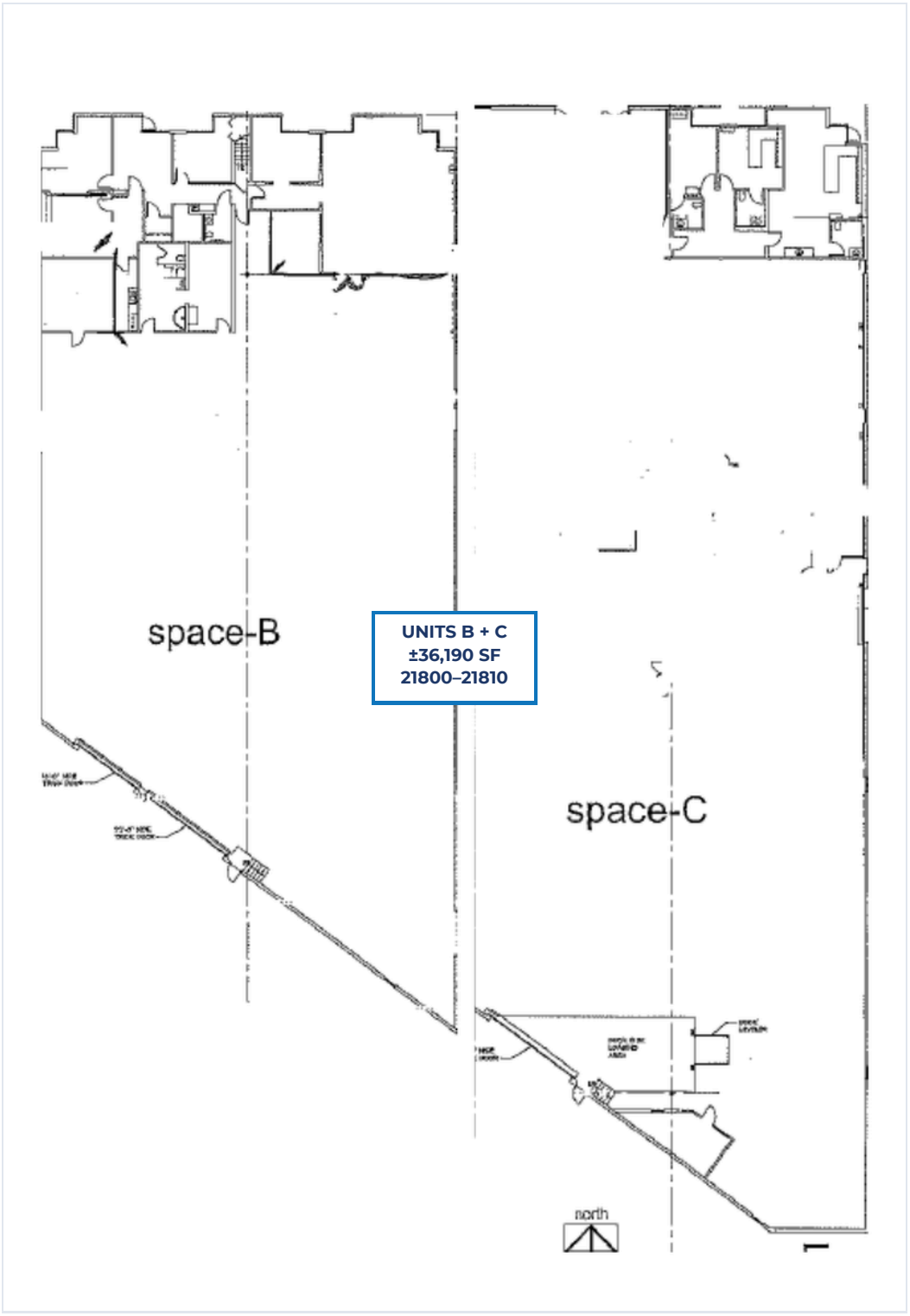
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FLOOR PLAN

21800–21810 NORDHOFF STREET · CHATSWORTH, CA 91311

Units B + C · ±36,190 SF



LEGEND

Available — Units B + C · ±36,190 SF

AVAILABLE OPTIONS

Unit C 21800 Nordhoff St.	**±19,548 SF**
Unit B 21810 Nordhoff St.	**±16,642 SF**
Units B + C 21800–21810 Nordhoff	**±36,190 SF**

NORTH

Floor plan shown for illustrative purposes only and not to scale. Boundaries and dimensions are approximate and should be independently verified.

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