



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE



PRIME INDUSTRIAL OFFERING | 17,420 SQUARE FEET

Price Improvement!



INDUSTRIAL LEASE

8964 OSO AVENUE
CHATS WORTH, CA 91311

AVAILABLE SIZE

17,420 SF

LEASE RATE

~~\$1.39~~

\$1.35

LEASE TYPE

~~NNN~~

MG

PROPERTY FEATURES

YEAR BUILT	▪ 1967
STORIES	▪ 1
ZONING	▪ MR2-1
LOT SIZE	▪ 32,433 SF
OCCUPANCY	▪ Vacant
PARKING	▪ 33
POWER	▪ 1,200A/240V, 3P
OFFICE SPACE	▪ 7,420 SF



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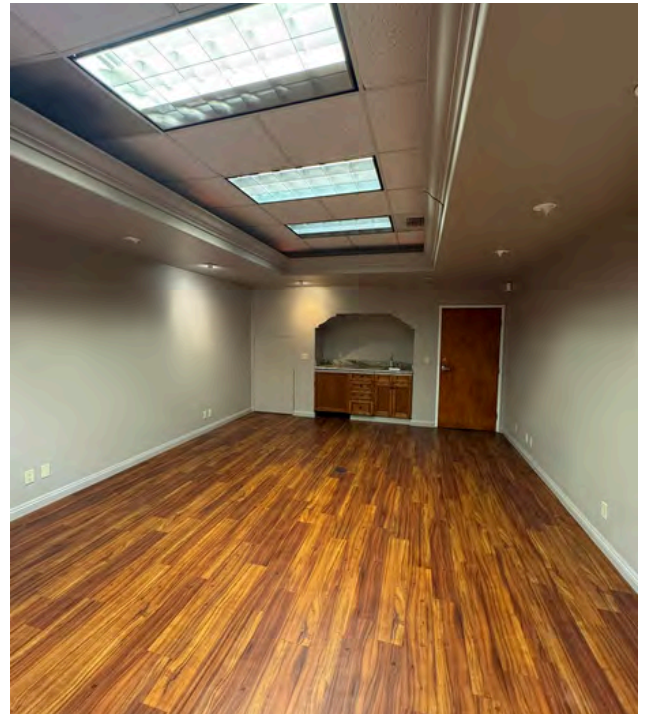


GALLERY



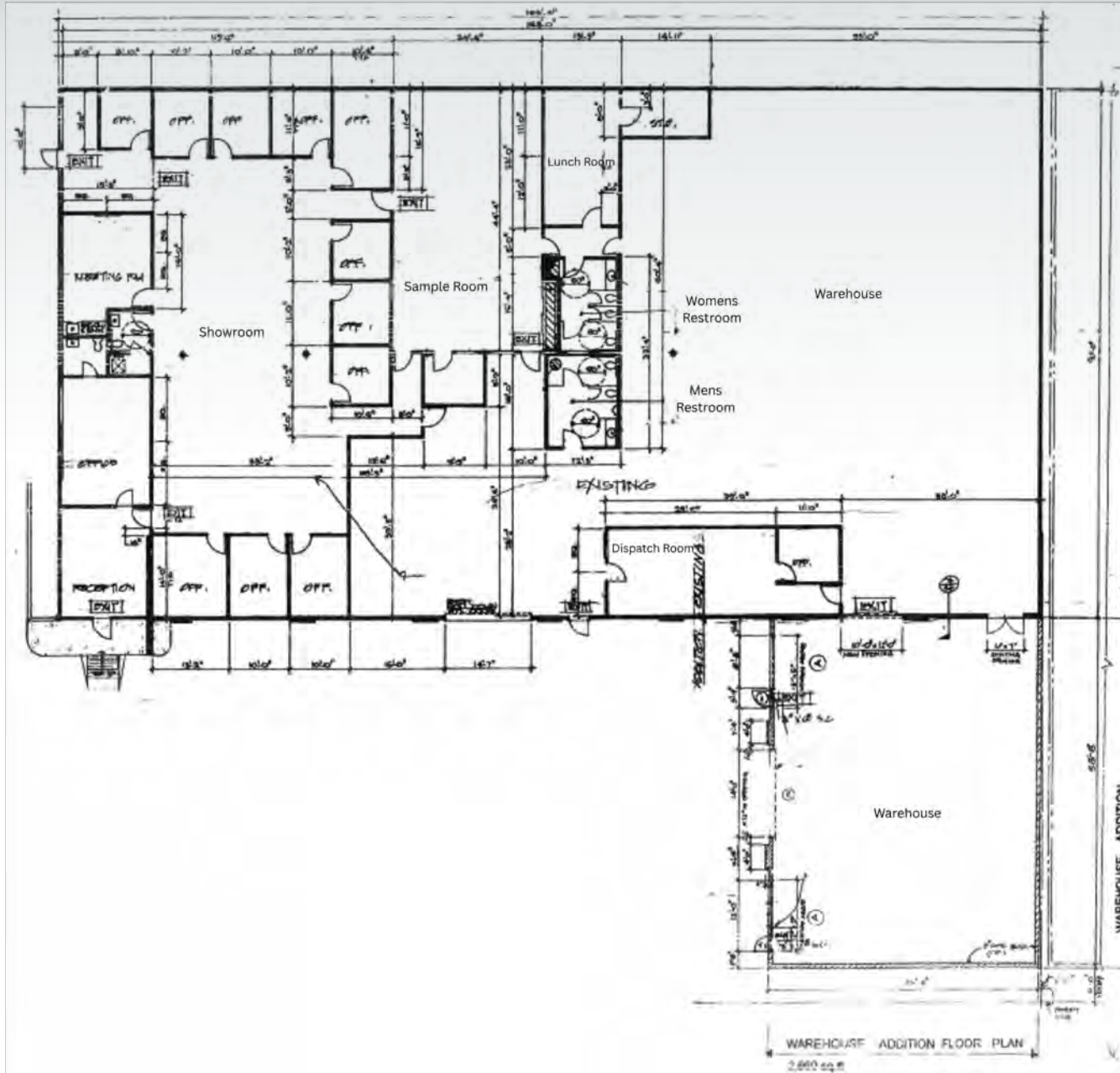


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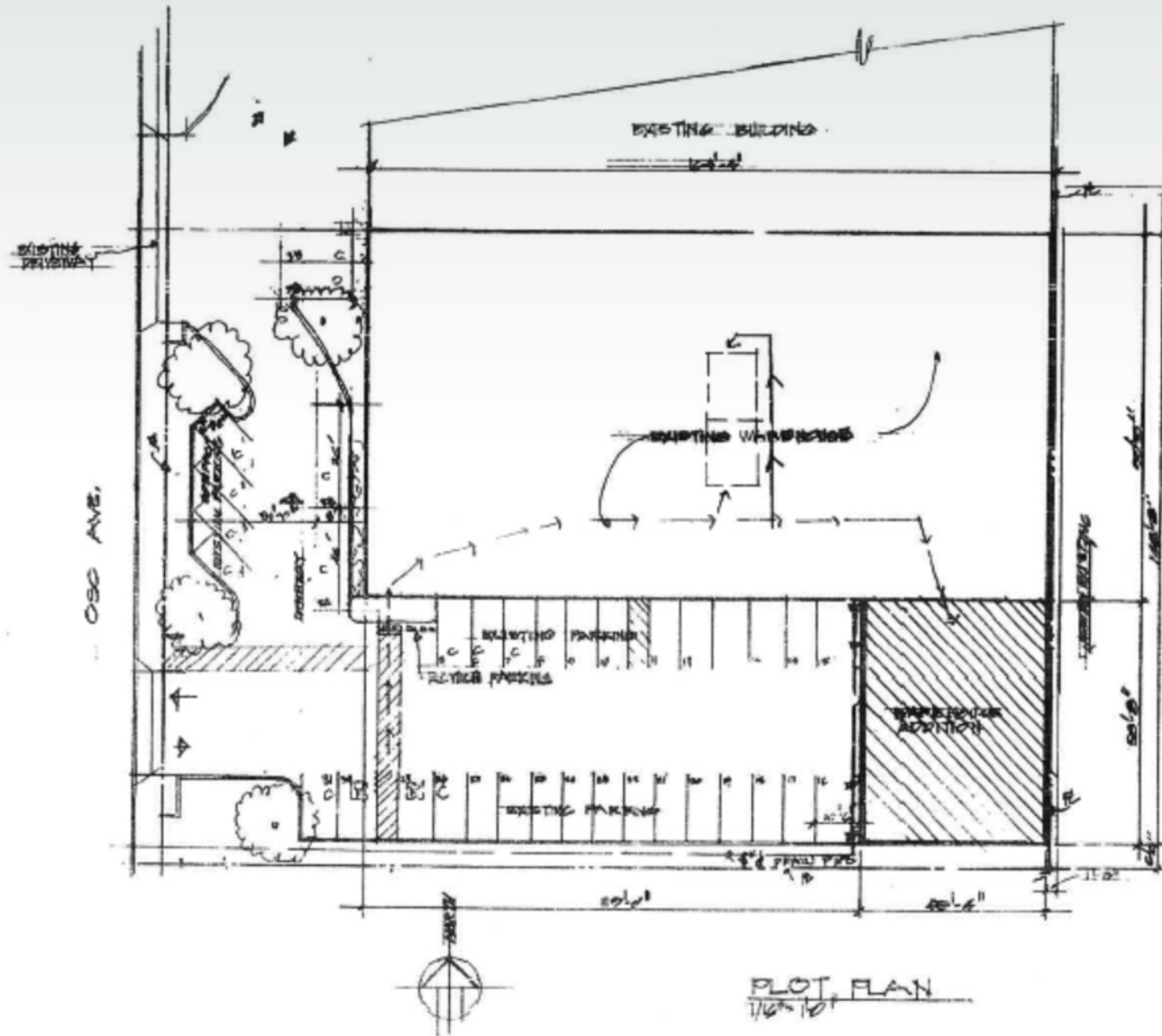
FLOOR PLAN

8964 OSO AVE



SITE PLAN

8964 OSO AVE



CHATSWORTH, CA



42,000+
POPULATION



~850,000+
**MEDIAN HOME
VALUE**



~\$105,000+
AVG HH INCOME

PREMIER LOCATION

Chatsworth is a well-established industrial and residential community located in the northwestern San Fernando Valley. Known for its expansive business parks, reliable infrastructure, and scenic backdrop of the Santa Susana Mountains, Chatsworth offers a strategic location for industrial users. The area benefits from convenient access to the 118 Freeway, Metrolink service, and proximity to key distribution corridors. With a mix of industrial, commercial, and residential developments, Chatsworth continues to attract both businesses and residents seeking space, functionality and connectivity.

VICINITY MAP



8964 Oso Ave, Chatsworth CA



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