



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE



PRIME INDUSTRIAL OFFERING | 17,420 SQUARE FEET

FOR SALE OR LEASE



INDUSTRIAL

8964 **OSO AVENUE**
CHATSORTH, CA 91311

SALES PRICE

\$4,695,000
(\$269.51/SF)

LEASE RATE

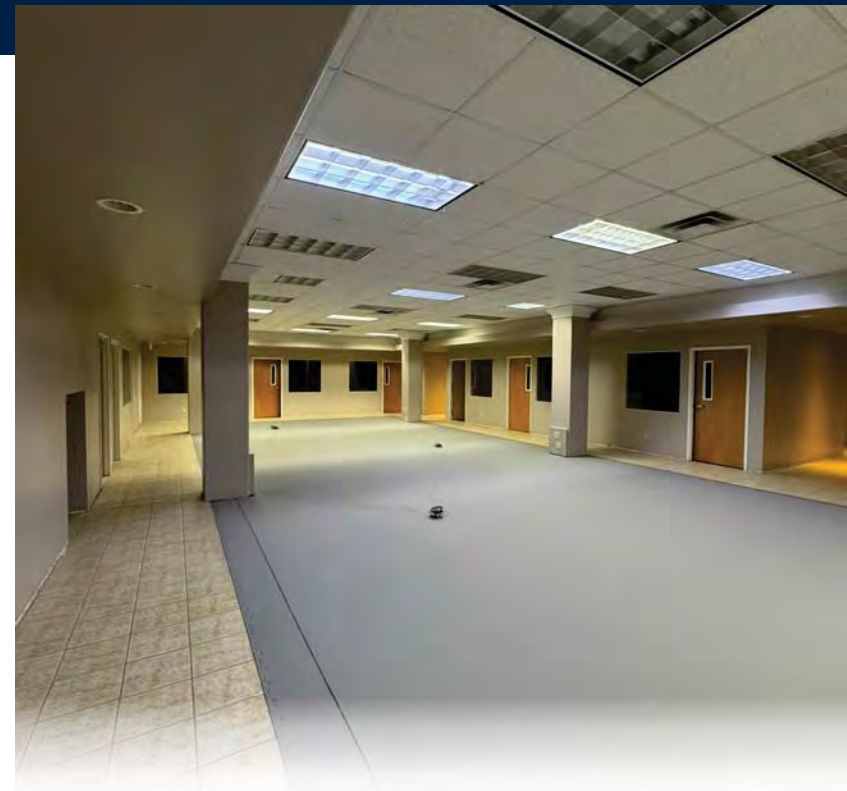
\$1.29

LEASE TYPE

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
MEZZANINE STORAGE	▪ Free Storage Area



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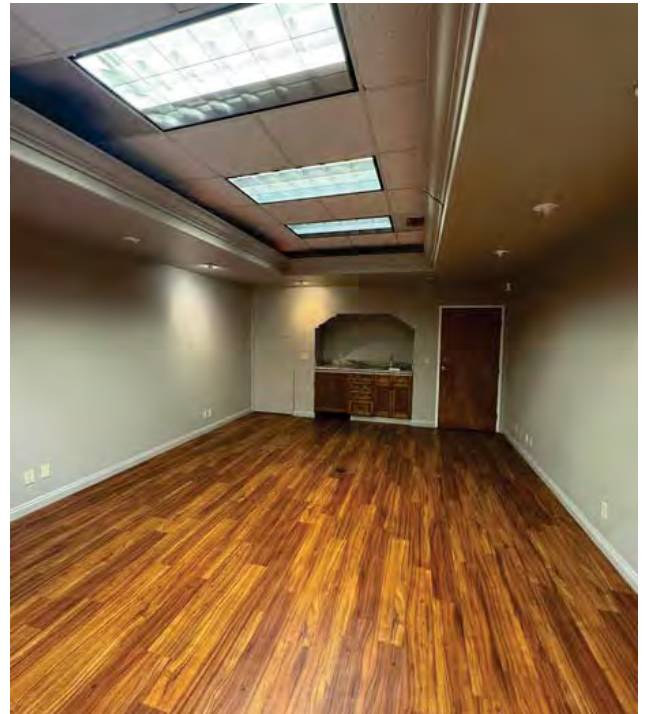


GALLERY



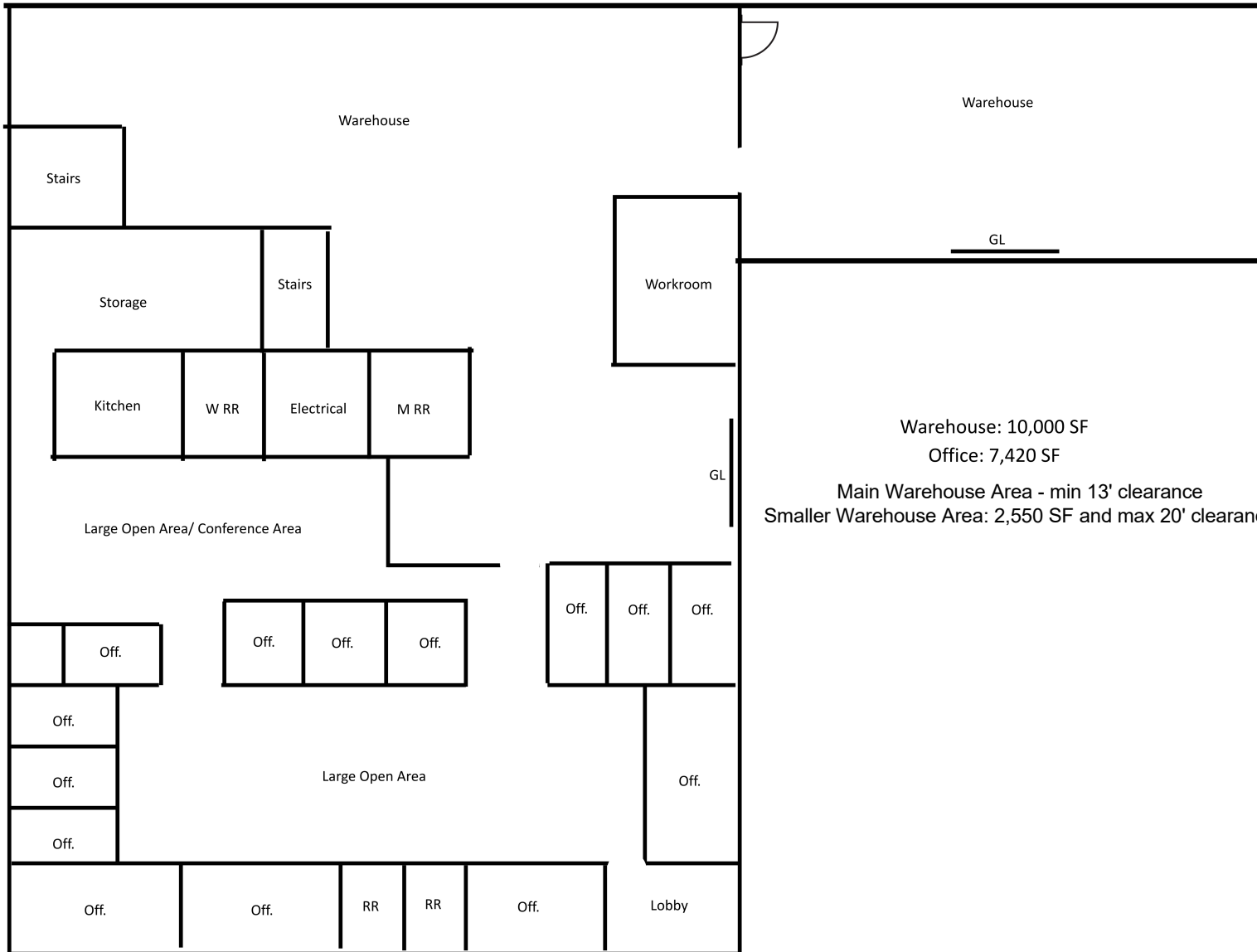


GALLERY



FLOOR PLAN

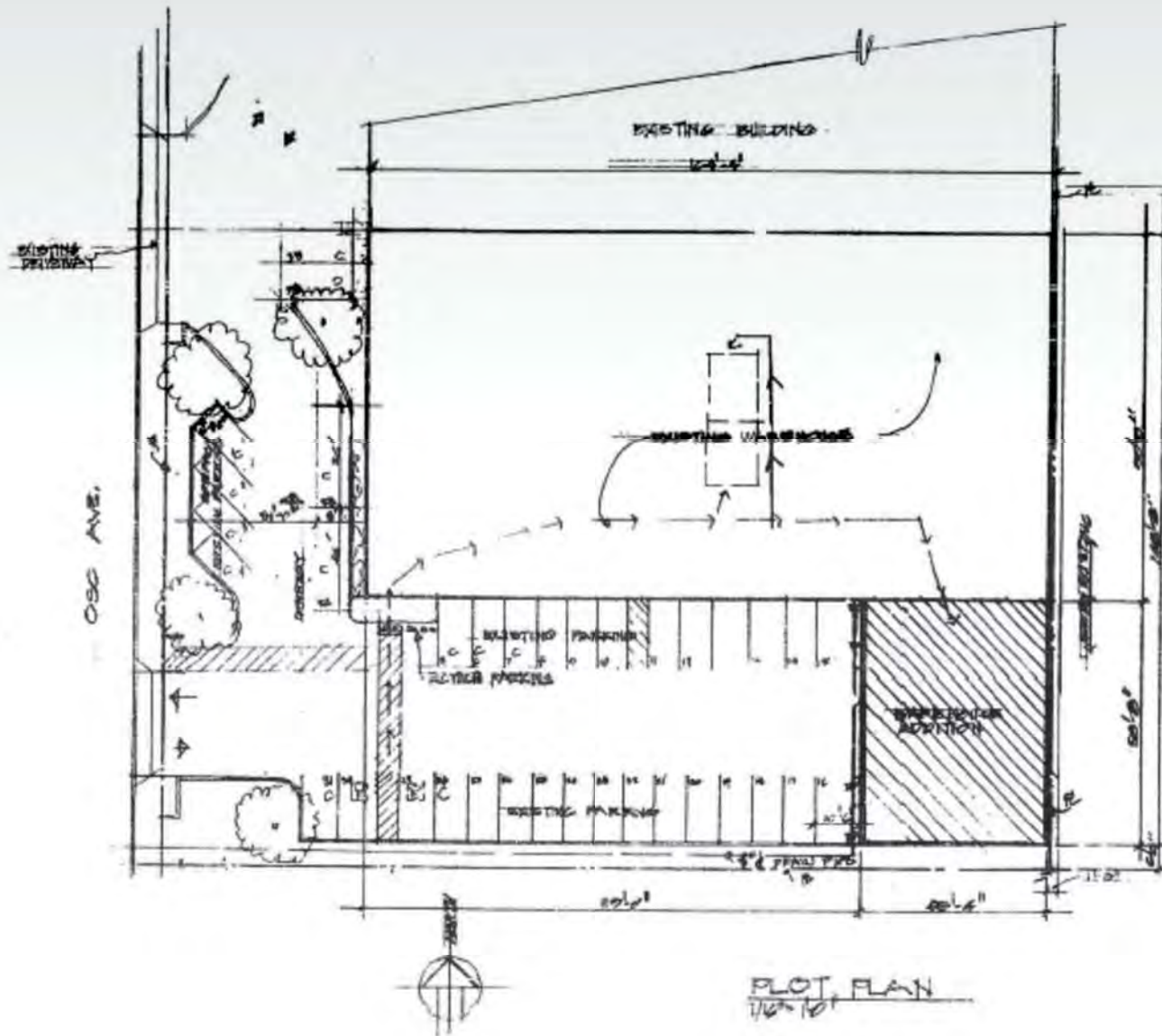
8964 OSO AVE



Warehouse: 10,000 SF
Office: 7,420 SF
Main Warehouse Area - min 13' clearance
Smaller Warehouse Area: 2,550 SF and max 20' clearance

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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