



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 |



RON FEDER

SENIOR MANAGING
DIRECTOR

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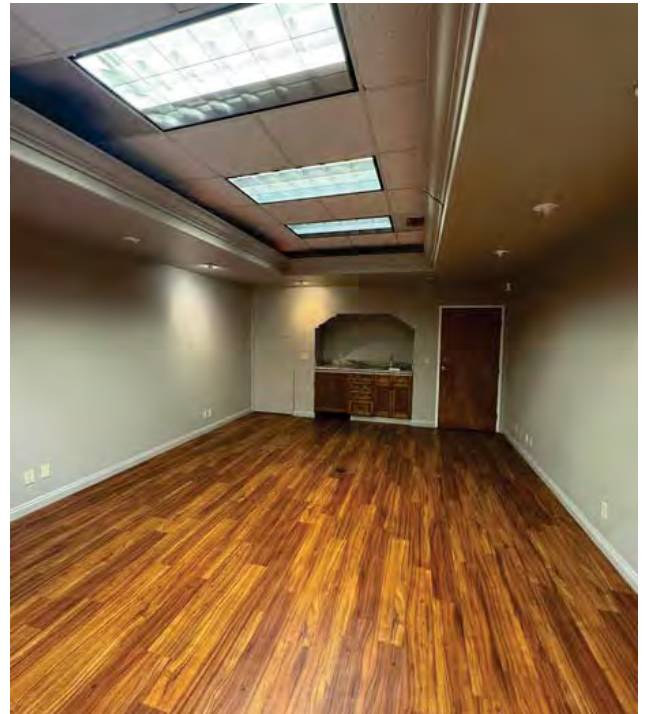


GALLERY



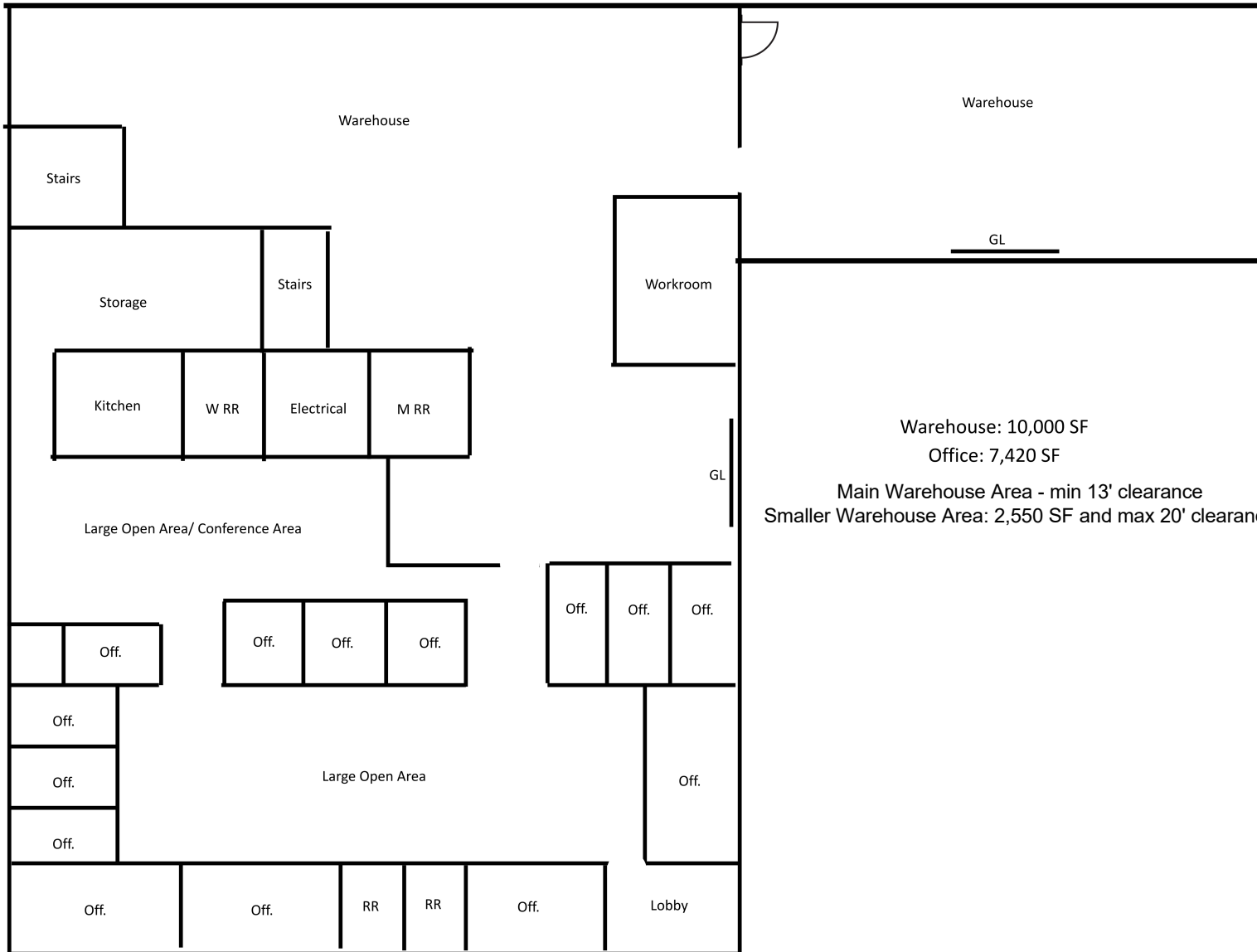


GALLERY



FLOOR PLAN

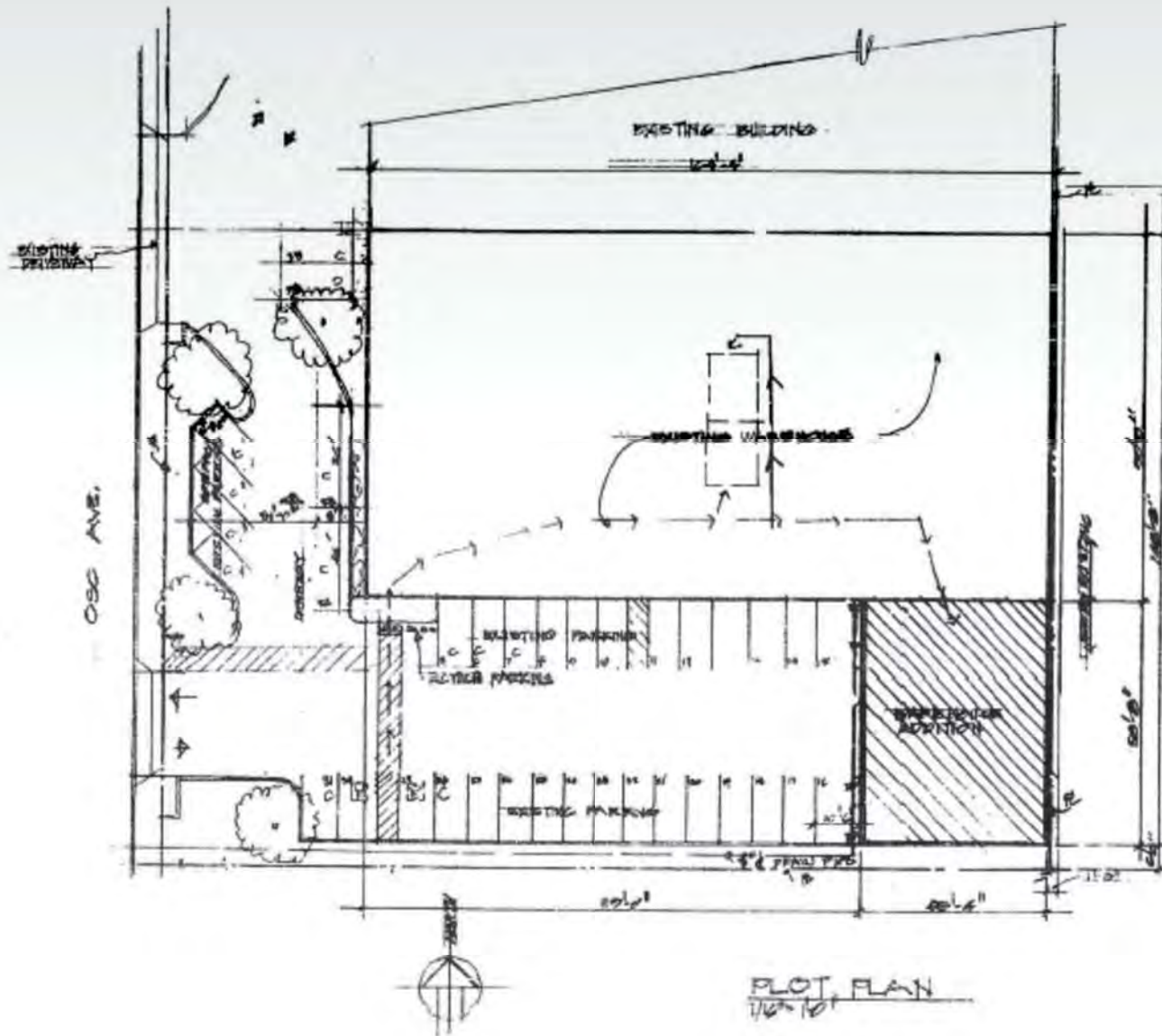
8964 OSO AVE



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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