

# FOR LEASE

# 23,400 SF

MOTIVATED OWNERSHIP

\$0.99 GROSS

**HOT  
PROMOTIONAL  
RATE**



## PROPERTY HIGHLIGHTS

8929  
**OSO AVENUE**  
CHATSWORTH, CA



**\$0.99 GROSS PROMOTIONAL RATE**  
CALL BROKER



**18' HIGH CLEARANCE WAREHOUSE**



**2,000 SF BONUS OFFICE MEZZANINE**  
(NOT INCLUDED IN SF)



**3 GROUND LEVEL LOADING DOORS**



**STRATEGIC CENTRAL SFV LOCATION**



**SECURED AND FENCED PREMISES**  
LARGE REAR YARD - GREAT FOR  
EXTRA STORAGE/PARKING



**TRANSIT-ACCESSIBLE**  
W/ BUS STOP AT NORDHOFF/OSO



**CLOSE PROXIMITY TO AMENITIES**



**800 AMPS OF 3 PHASE 120/240 POWER**



[spectrumcre.com](http://spectrumcre.com) | 818.252.9900

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



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