

# FOR LEASE

## 11,700 - 23,400 SF









MOTIVATED OWNERSHIP  
\$1.12 NNN

**NOW**  
DIVISIBLE TO  
SMALLER SF



### PROPERTY HIGHLIGHTS

8929  
**OSO AVENUE**  
CHATSWORTH, CA

-  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.



**RON KASSAN**

Executive Vice President  
818.512.5001  
ron@availablewarehouses.com  
CA DRE Lic. #01063078



**ART MINASSIAN**

Senior Vice President  
818.634.3722  
art@availablewarehouses.com  
CA DRE Lic. #02026662

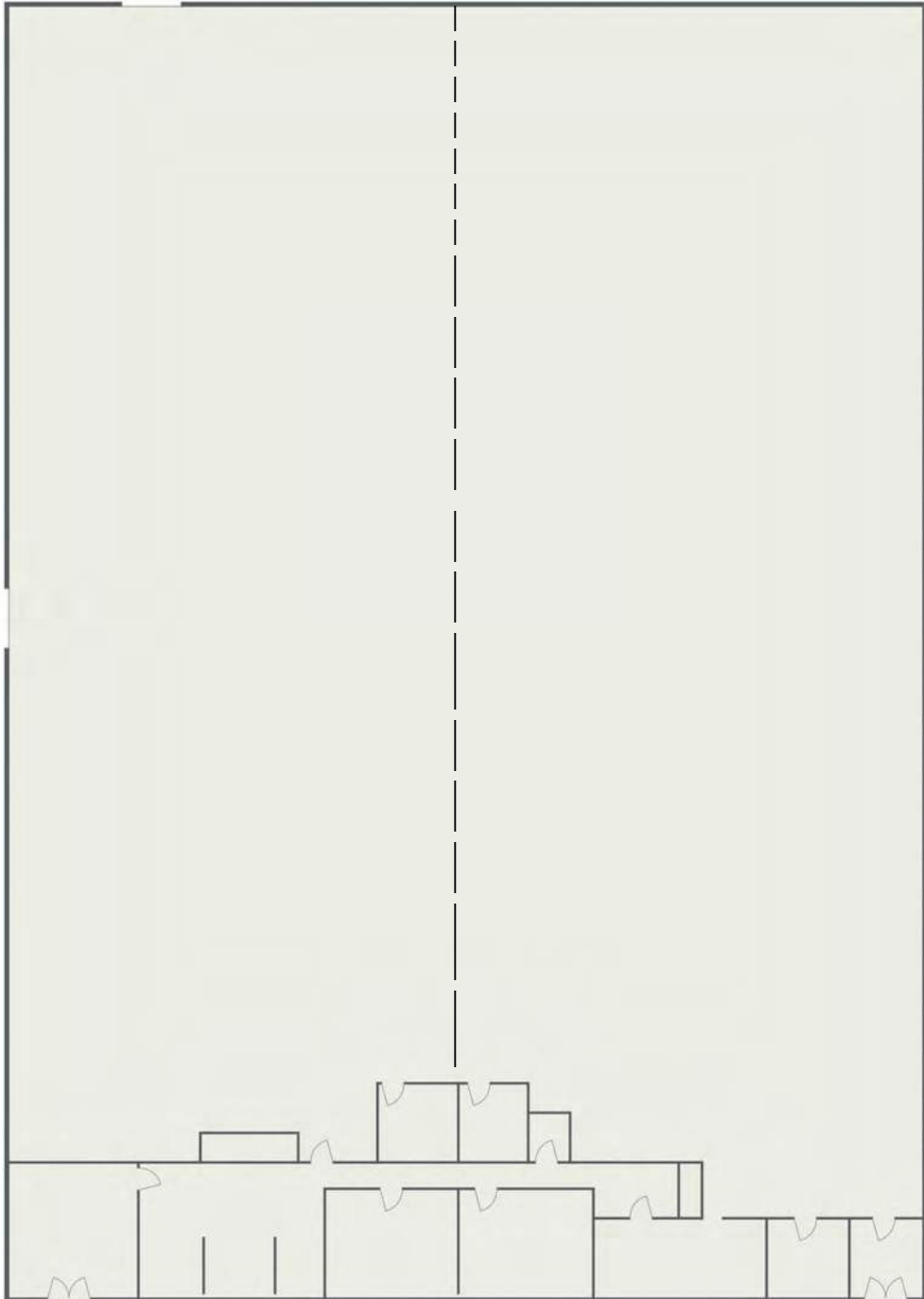


No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

8929

**OSO AVENUE**

CHATSWORTH, CA



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

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



**RON KASSAN**

*Executive Vice President*  
818.512.5001  
[ron@availablewarehouses.com](mailto:ron@availablewarehouses.com)  
CA DRE Lic. #01063078



**ART MINASSIAN**

*Senior Vice President*  
818.634.3722  
[art@availablewarehouses.com](mailto:art@availablewarehouses.com)  
CA DRE Lic. #02026662



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805