

# FOR LEASE: 106,135 SF

## 9301 MASON AVE | CHATSWORTH, CA



### THE PROPERTY

**First Time on Market!!!**

Institutionally Owned  
Corporate Image  
Building

Ideal for Manufacturing

Full Renovations  
Underway!

### PROPERTY FEATURES

- 106,135 SF (includes 4,681 SF of Metal Overhang)
- ± 12,130 SF Office
- Four (4) DH – 12'x14'
- One (1) GL – 15'x20' (accessible by ramp)
- 21'1" Clear Height
- Multiple Cranes Served Building
- Prime, Convenient Parking
- Two (2) Power Panels  
Panel 1: 3,000 Amps, 277/480 Volts, 3Ø, 4W  
Panel 2: 5,000 Amps, 277/480 Volts, 3Ø, 4W
- Strategically Located Near 118, 101, and 405 Fwys
- Concrete Loading Apron
- Large, Private Fenced Yard w/ 2 Street Access

\*Lessee to confirm all information



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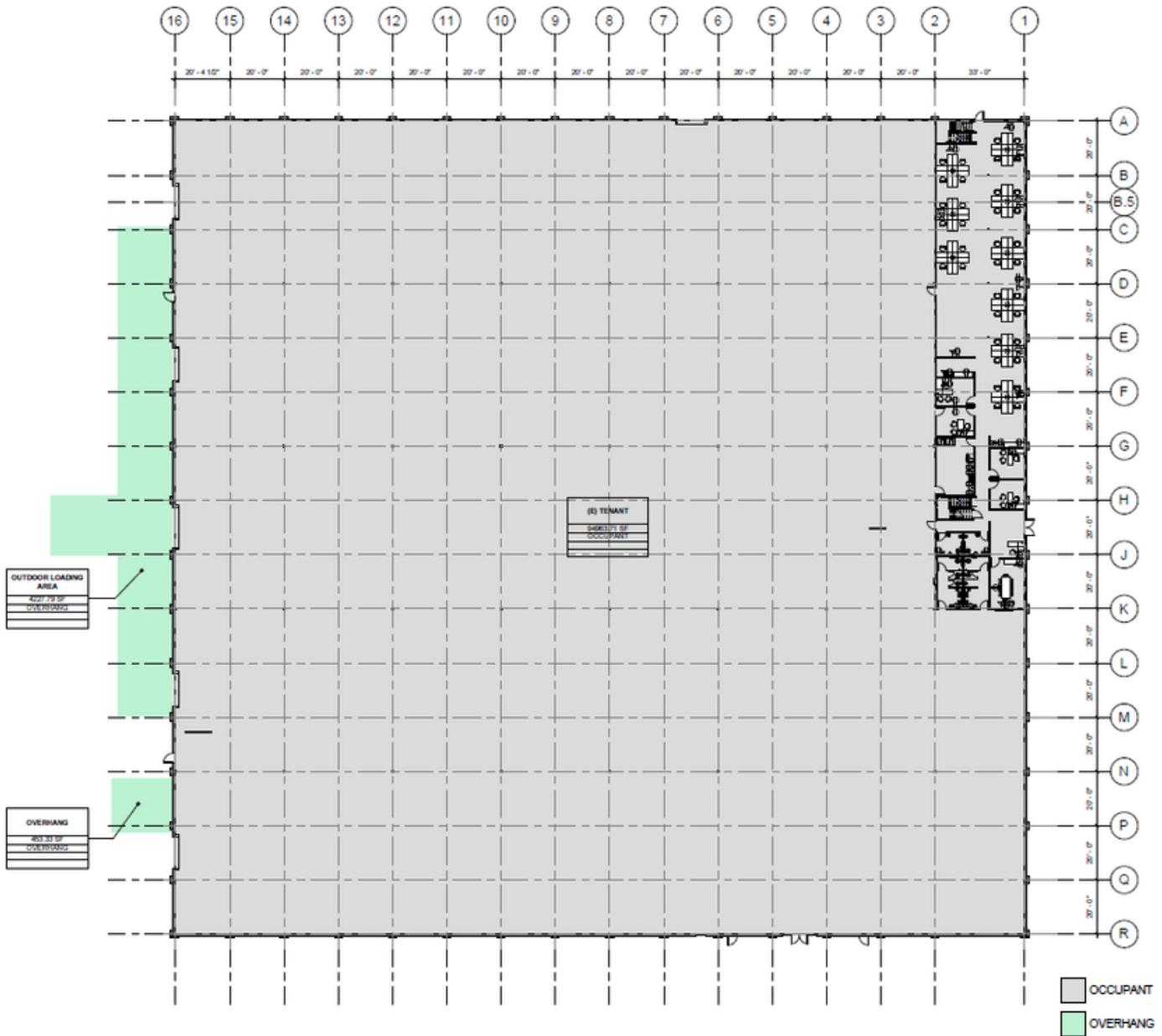


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# CBRE

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