

FOR LEASE: 105,710 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

- 105,710 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: 2,000 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

CBRE

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Colliers

Billy Walk

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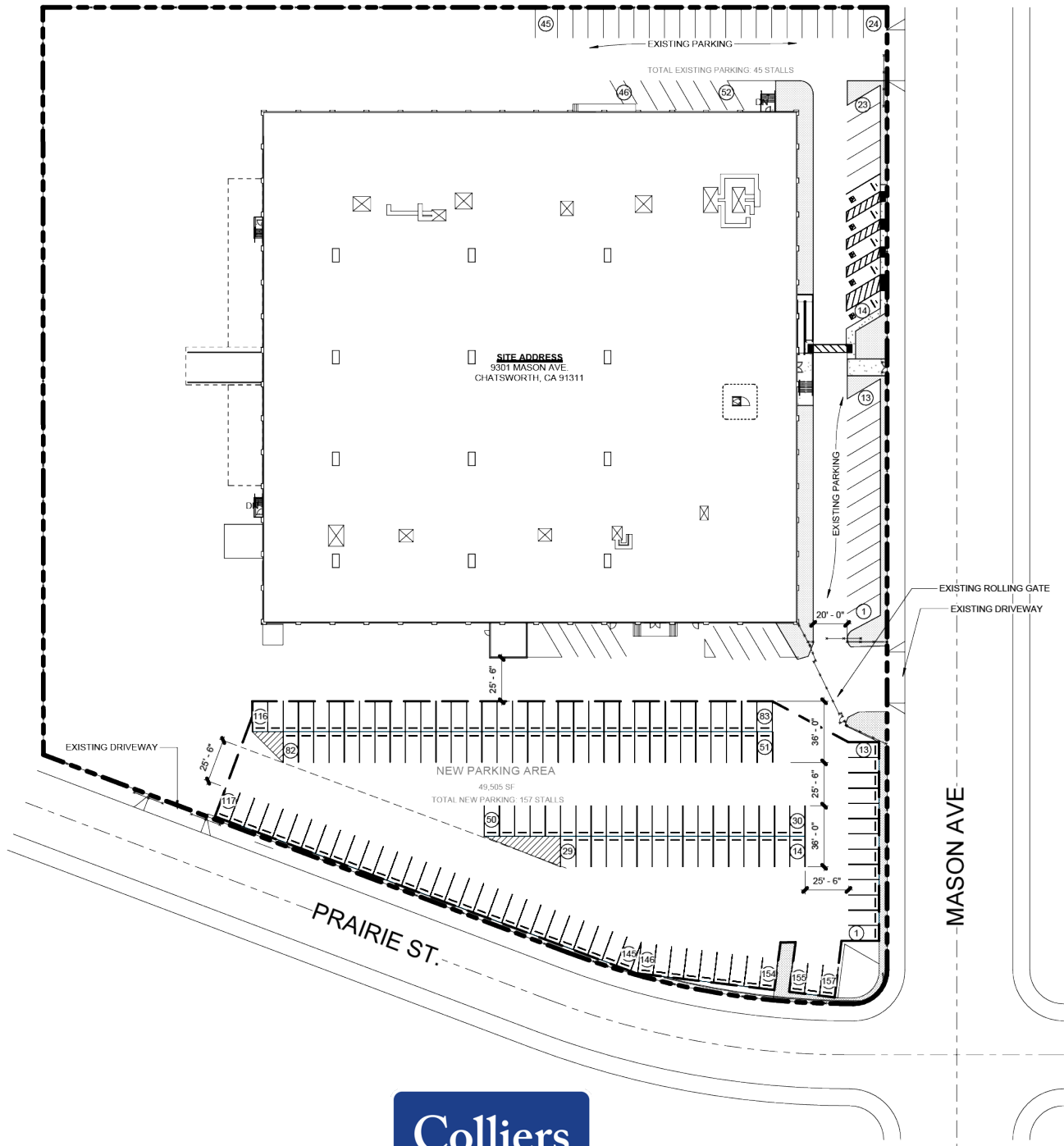
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PROPOSED PARKING PLAN

TOTAL NEW PARKING: 157 STALLS



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