

***10055 Canoga Ave  
Chatsworth, CA 91311***



**INDUSTRIAL PROPERTY FOR SALE**  
**Owner User Possibilities**



**BLUE WATER**  
REALTY ADVISORS INC

**JAMES K. STANFILL, President**  
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[stanfill@bluwaterra.com](mailto:stanfill@bluwaterra.com)

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## FEATURES

- \$3,500,000
- 14,000 sf (square foot) building (8,000 sf vacant in front building) on 34,412 sf of land.
- Rear building (6,000 square feet) is leased to excellent stable tenants.
- 25+ car parking with the ability to stack or park more.
- Recently renovated vacant building with some polished cement floors, high ceilings, and renovated offices.
- Space is suitable for a variety of industrial or creative uses with abundant natural light with windows on all sides and skylights.
- Well located near the 118 freeway and Topanga Canyon Boulevard
- Space is zoned CM, two ground level loading doors, and a secured parking lot, 600 amp/ 3 phase power.



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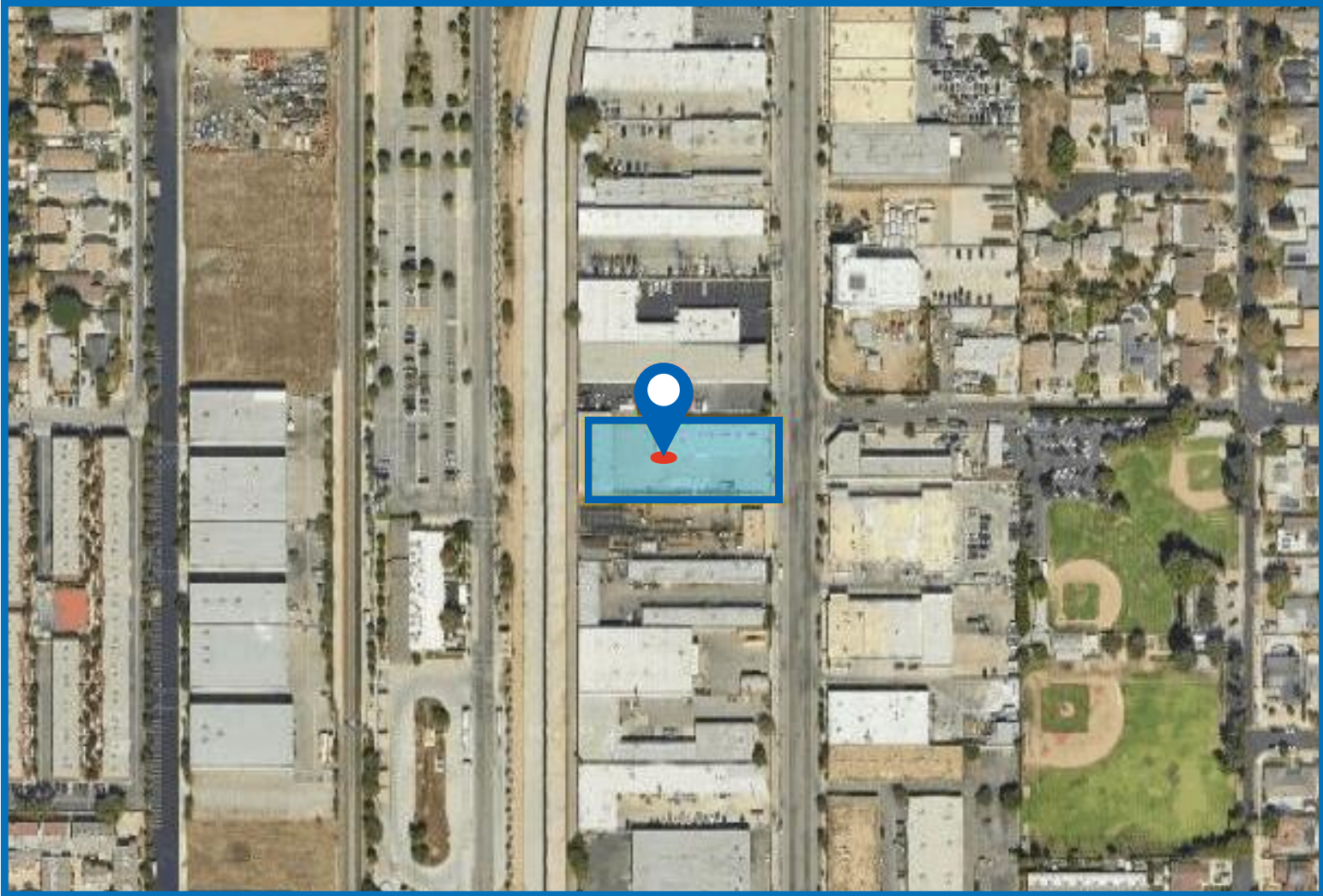
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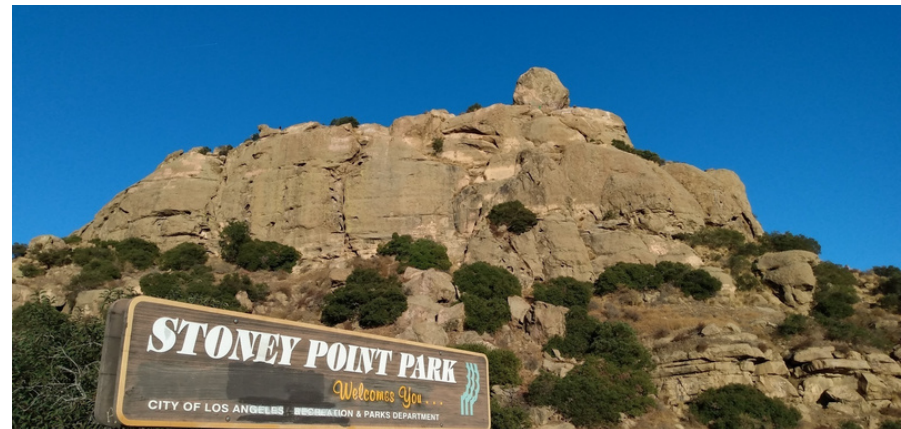


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## **AREA HIGHLIGHTS**

- Chatsworth has one of the lowest population densities amongst cities in Los Angeles county with many acres of open space and parks.
- Many large companies call Chatsworth their home such as Lamps Plus, Capstone Turbine, Natel Engineering, Hydraulics International, and Titus Software
- Chatsworth is a very safe place to live and work, where average household income is \$129,373
- 67% of households in the city own their homes and almost 50% of residents have a college degree.
- The property is located in the heart of a very vibrant industrial corridor on Canoga Avenue.



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