

# INDUSTRIAL BUILDING FOR LEASE



9255 Corbin Avenue • Northridge

**21,736 SF  
AVAILABLE**

*Situated within a planned Chatsworth Business Park this site offers a tenant the unique ability to have the facility finished to suit, from a mix of office and warehouse with 22' clear height to 100% office space. This space is currently designed with approximately 3,000 SF of office, however the Lessor is open to adding office space to suit. Wholesale-retail use may be possible as the site is located next to the Northridge Mall and numerous restaurants and retail services.*

For more information  
please contact:

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COMMERCIAL REAL ESTATE SERVICES  
No warranty or representation is made to the  
accuracy of the foregoing information. Terms of sale  
or lease and availability are subject to change or  
withdrawal without notice.

## PROPERTY HIGHLIGHTS:

- Beautiful Modern Design
- Great Street Identity With Wholesale/Retail Exposure
- Lessor Will Add Office Improvements to Suite
- 22' Clearance & Heavy Power

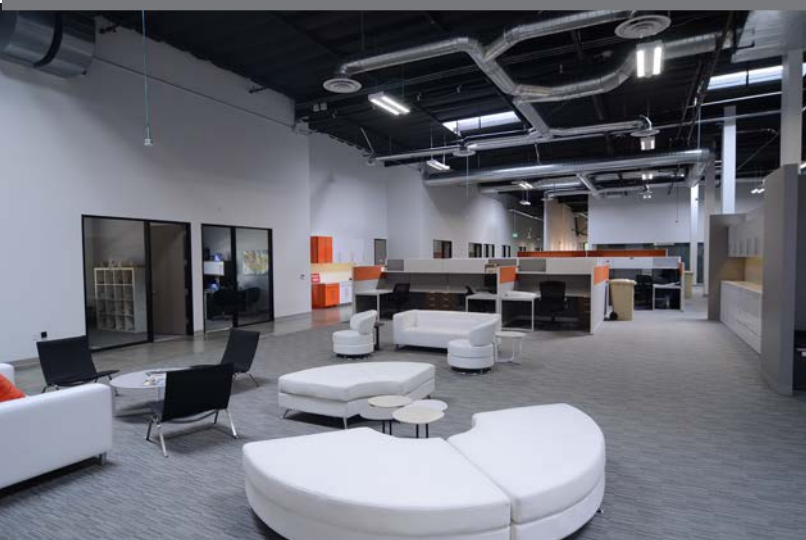


For more information and photos visit: [www.northridgebp.com](http://www.northridgebp.com)

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*Improvements shown are samples of recently remodeled adjoining space.*



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