

20640 BAHAMA ST UNIT B

CHATSWORTH CA 91311



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REAL ESTATE
SERVICES, INC

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01

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



LEASE RATE:
\$5,715/MO / \$1.27 PSF



BUILDING SIZE:
4,500 SF



LOT SIZE:
32,867 SF / (0.67 AC POL)



ZONING:
MR-2 / P-1

PROPERTY HIGHLIGHTS

	Address	20640 Baham St Unit B Chatsworth CA 91311
	Lease Rate	\$5,715/month (\$1.27 PSF)
	Lease Type	Modified Gross
	Year Built	1978
	Zoning	MR-2 / P-1
	APN	2780-001-032

BUILDING FEATURES

	Utilities	Water & Power
	Construction Type	Reinforced Concrete
	Power (amps, phase, volts)	3 Phase - 200 AMPS
	Loading Dock	One (1) 16-Foot Dock-High Loading Door
	Clear Height	16'
	HVAC	Fully HVAC-Served Warehouse and Office Areas
	Office SF vs. Warehouse SF	1,300 SF Office Area
	Parking	3 Designated Spaces
	Yard	Secure Gated Yard with Automatic Gate Access
	Yard / Outdoor Storage	Yes



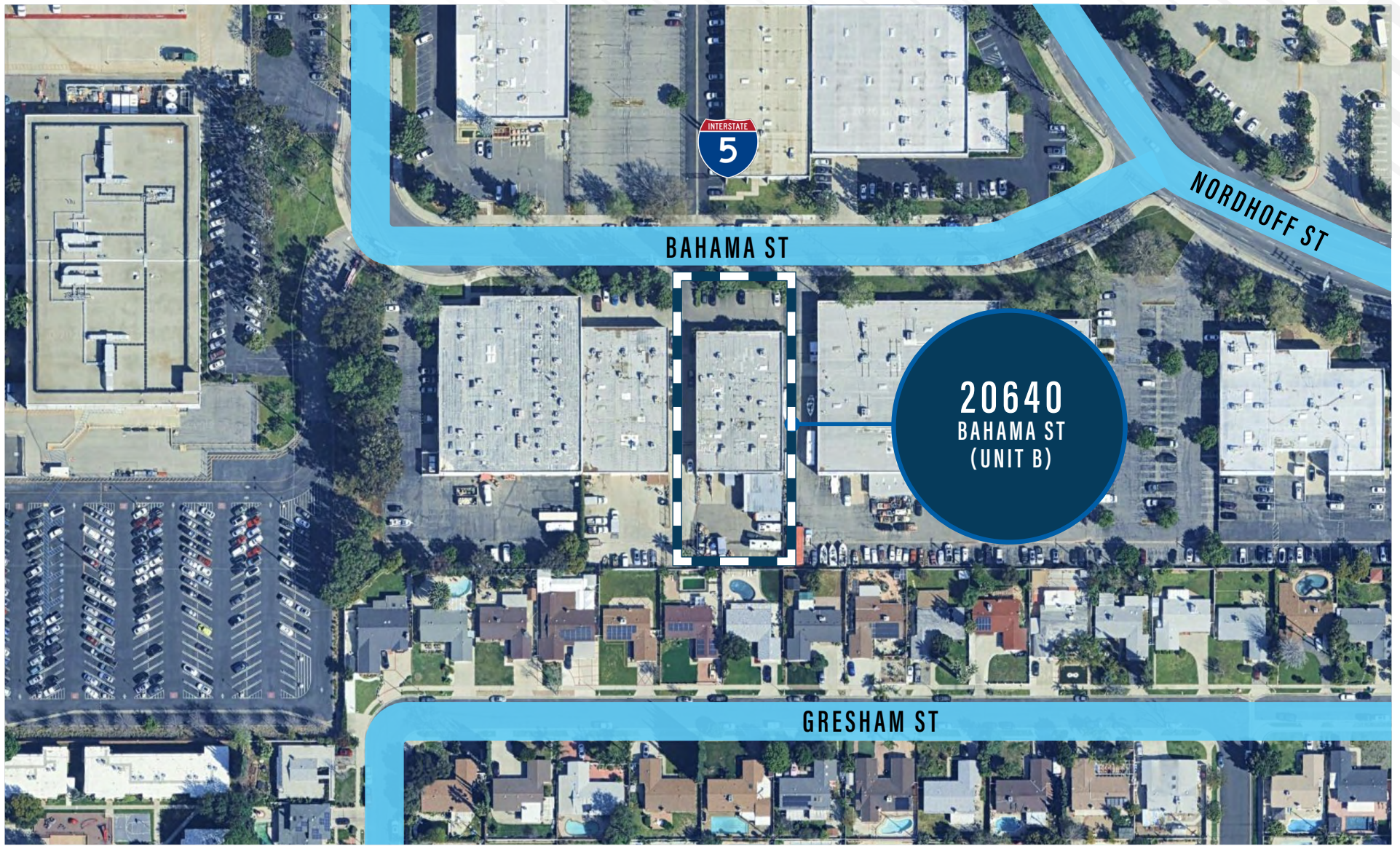
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02

AERIALS

AERIAL VIEW



PROPERTY PHOTOS



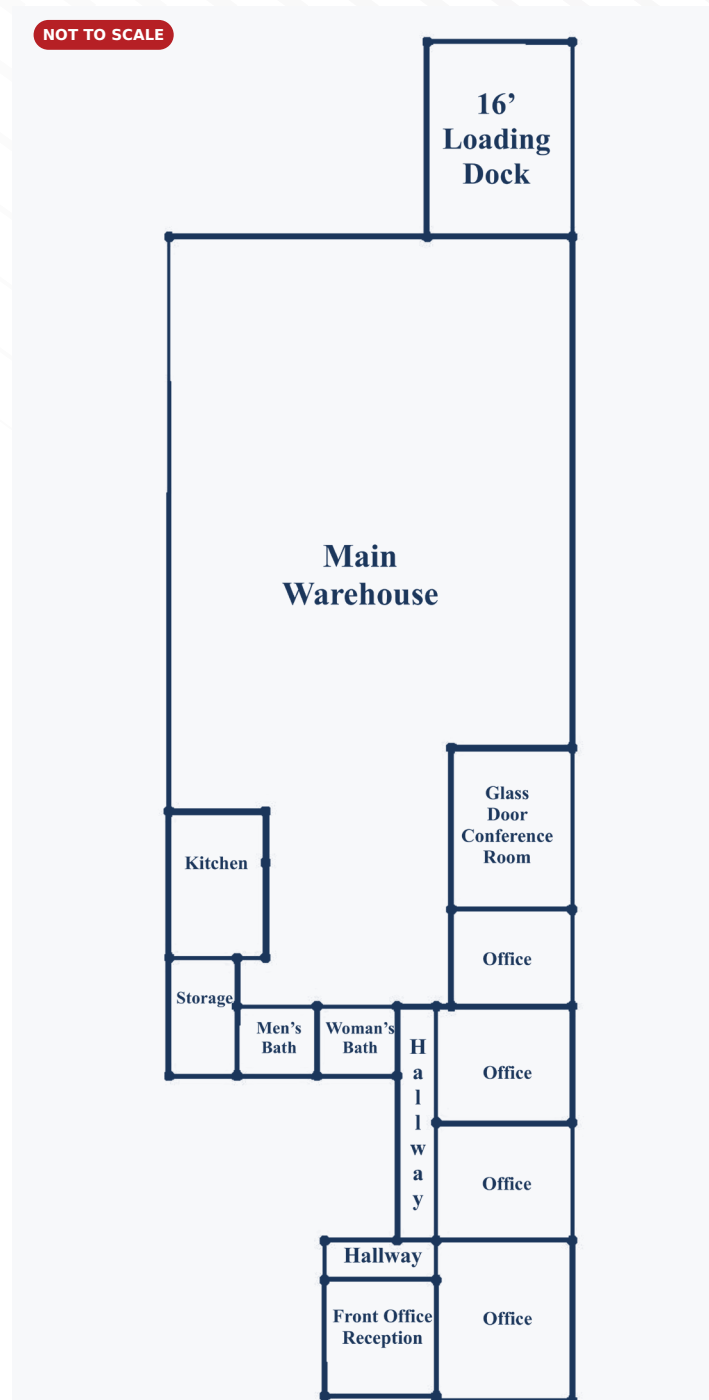
PROPERTY PHOTOS



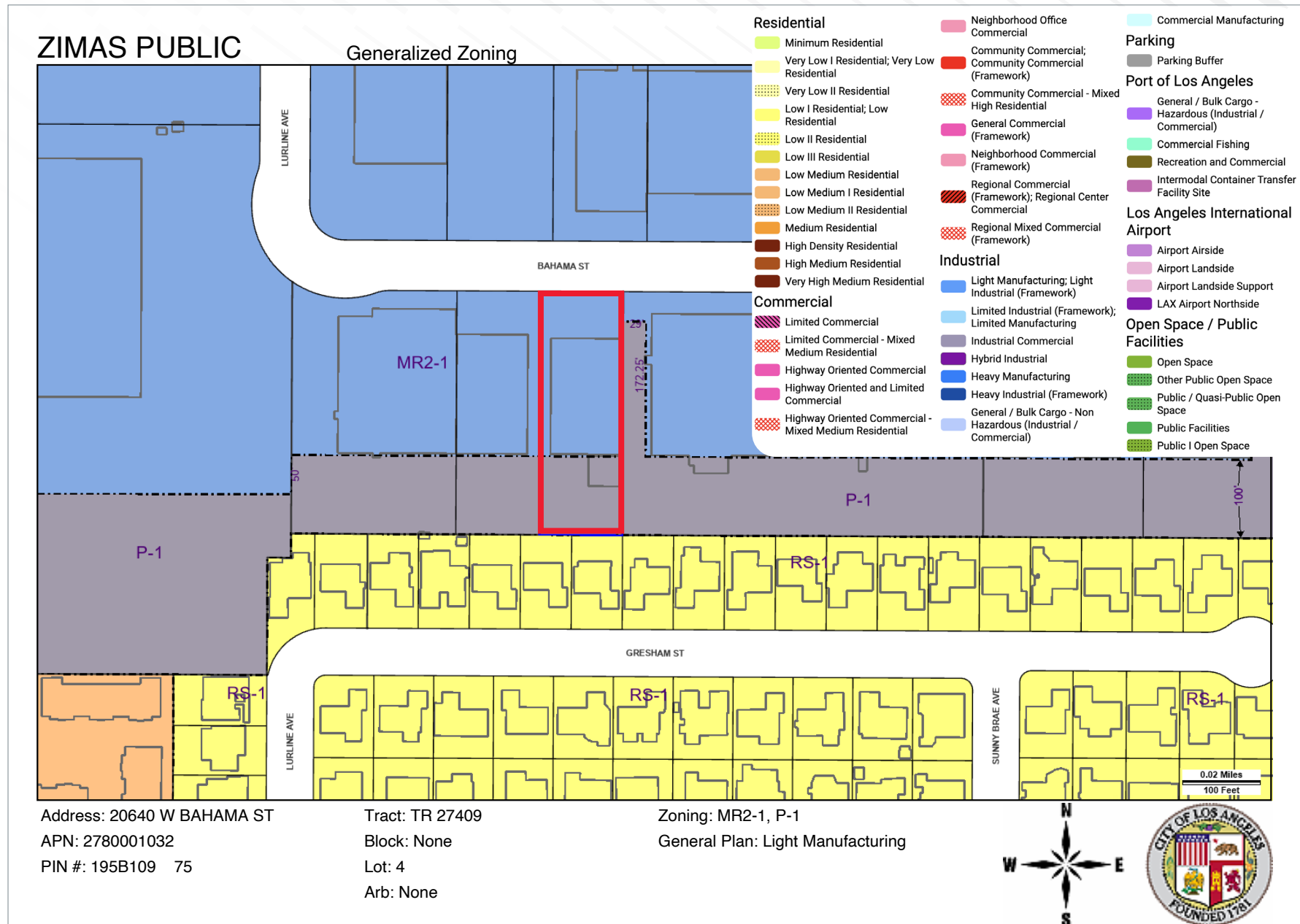
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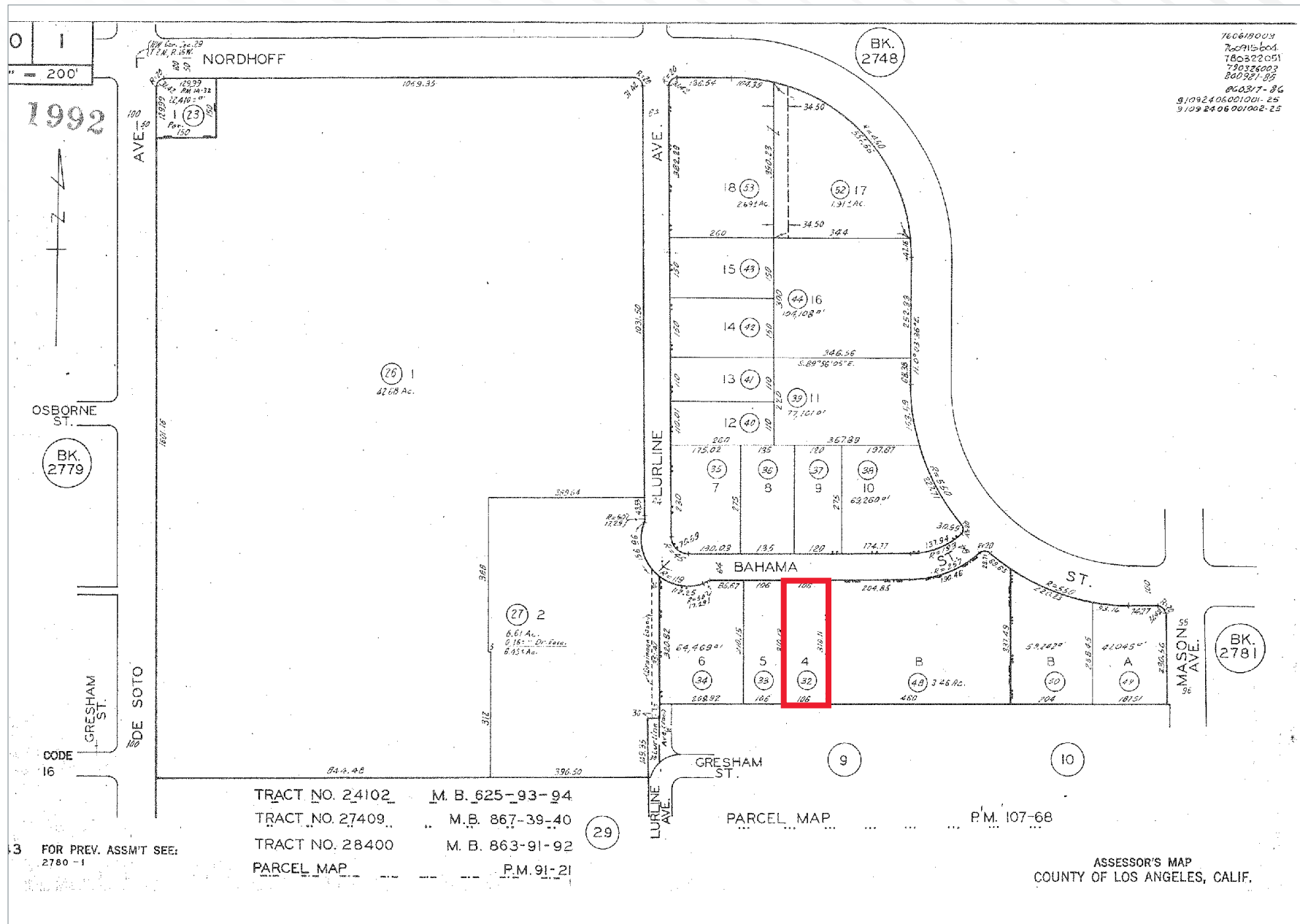
FLOOR PLAN



ZONING MAP



PARCEL MAP



WEST VALLEY INDUSTRIAL ECOSYSTEM

CHATSWORTH INDUSTRIAL DISTRICT



03

LOCATION OVERVIEW

CHATSWORTH, CA

Strategically located at 20640 Bahama St Unit B, Chatsworth CA 91311, this 1978 reinforced concrete industrial property offers an exceptional warehouse footprint. Positioned on an expansive 32,867-square-foot (0.75 acres POL) lot, this 4,500-square-foot facility provides a distinct operational advantage for warehousing, distribution, and manufacturing enterprises.



UNMATCHED ACCESSIBILITY

- **Superior Ingress & Egress:** The property benefits from a secure gated yard equipped with automatic gate access, ensuring straightforward and highly controlled logistics.
- **Efficient Loading:** Operations are fully supported by one 16-foot dock-high loading door, facilitating seamless shipping and receiving workflows.
- **Secured Operational Space:** The secure gated yard provides exceptional operational flexibility alongside reliable outdoor space capabilities.
- **Dedicated Parking:** The site includes 3 designated parking spaces to accommodate essential staff and daily operations.



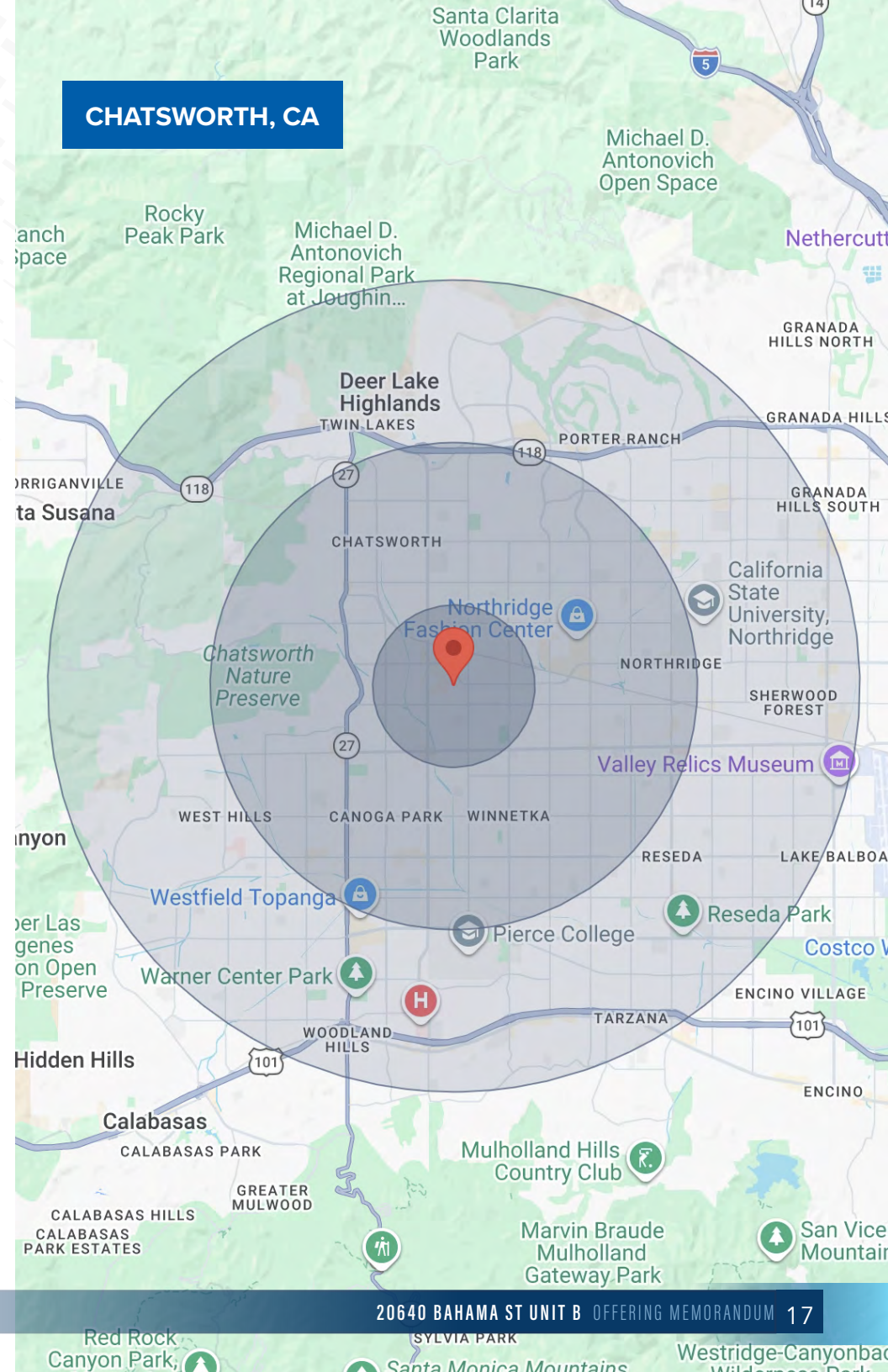
STRATEGIC BUSINESS LOCATION

- **Versatile Infrastructure:** The property encompasses 4,500 square feet of interior space featuring a functional 16-foot clear height. Crucially, the facility provides fully HVAC-served warehouse and office areas, which includes a dedicated 1,300-square-foot office layout to support administrative needs.
- **Industrial Power Capabilities:** The facility is equipped with a 3-Phase, 200-AMP power supply and standard water and power utilities to support rigorous daily operations.
- **Zoning & Leasing Advantage:** Benefiting from favorable MR-2/P-1 zoning, the site is optimized for a diverse range of intensive commercial uses. The space is currently offered under a Modified Gross Lease structure at an asking price of \$5,715 per month, translating to a highly competitive \$1.27 PSF.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	23,504	220,064	463,754
Household	7,435	73,372	161,548
Avg. Age	39.4	39.6	40.8
Avg. HH Income	\$112,022	\$114,503	\$129,367
Avg. House Value	\$613,320	\$805,962	\$882,622

Demographics by AlphaMap (2026)



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