

Available SF 3,700 SF

Industrial For Lease
Building Size 15,000 SF


Property Name: Northpark Industrial Park
Address: 9237 Eton Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Nordhoff St

Prestigious Northpark Industrial Park Location
 Gorgeous Upgraded Unit
 100% HVAC / 2 Rear Loading Doors
 Beautifully Maintained Business Park
 Water & Trash Included In Rent**

Lease Rate/Mo:	\$5,883	Sprinklered:	No	Office SF / #:	1,000 SF / 5
Lease Rate/SF:	\$1.59	Clear Height:	15'	Restrooms:	2
Lease Type:	Modified Gross	GL Doors/Dim:	2 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	3,700 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,700 SF	A: 200 V: 120 O: W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1982	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2746010035

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](mailto:ebalin@lee-re.com), [Scott Caswell 818-444-4911](mailto:scott@lee-re.com)

Listing #: 32510778 **Listing Date:** 10/13/2022 **FTCF:** CB250N000S000/A0AA

Notes: Co-listed with AIR CRE NonMember (Drew Kaser). Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify it's accuracy. Occupied, do not go direct, call broker for appointment. Water & Trash Included In Rent provided there's not excessive use.