

Available SF 2,598 SF

Industrial For Lease
Building Size 15,000 SF


Property Name: Northpark Industrial Park
Address: 9316 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

Prestigious Northpark Industrial Park Location
 Excellent Small Unit
 Prime West SFV Location
 Beautifully Maintained Business Park

Lease Rate/Mo:	\$4,131	Sprinklered:	No	Office SF / #:	900 SF / 3
Lease Rate/SF:	\$1.59	Clear Height:	15'	Restrooms:	1
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 10' X 12'	Office HVAC:	Heat & AC
Available SF:	2,598 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	190 SF
Minimum SF:	2,598 SF	A: 200 V: 120 O: 3 W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Masonry	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1985R23	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio:	1.9:1/	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2746010036

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](#), [Drew Kaser 818-444-4922](#), [Scott Caswell 818-444-4911](#)

Listing #: 33813815 **Listing Date:** 02/13/2023 **FTCF:** CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein, broker/owner make no representations. Call broker for appointment. Water and trash included in the base rent provided there is not excessive use.