

Available SF 5,500 SF

Industrial For Lease

Building Size 13,593 SF



Property Name: Northpark Industrial Center
Address: 9347 Eton Ave, Chatsworth, CA 91311
Cross Streets: Deering Ave/Eton Ave

Outstanding End Unit
 Gorgeous Office Space / Natural Light in Offices
 100% HVAC / Break Room
 2 Oversized Roll-up Doors
 Water & Trash Included in Rate

Lease Rate/Mo:	\$8,415	Sprinklered:	No	Office SF / #:	1,710 SF / 5
Lease Rate/SF:	\$1.53	Clear Height:	14'	Restrooms:	2
Lease Type:	Modified Gross	GL Doors/Dim:	2 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	5,500 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	5,500 SF	A: 200 V: 120/240 O: 3 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 / 1984R09	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 10 / Ratio:	1.8:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	QMR2-1			APN#:	2746010036

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:ericabalin@lee-re.com)

Listing #: 41592781

Listing Date: 12/11/2024

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all info contained herein, Broker/Agent/Owner make no representations as to the accuracy. Do not go direct, call Broker for appointment. Water & Trash included in rate provided there is not excessive use.