

Available SF 2,762 SF

Industrial For Lease

Building Size 25,000 SF



Property Name: Northpark Industrial Park
Address: 9255 Eton Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Nordhoff St

50% Off Rent for 1st 3 Months
 Prestigious Northpark Industrial Park Location
 100% HVAC/Rear Loading
 Beautifully Maintained Business Park
 Water & Trash Included In Rent

Lease Rate/Mo: \$4,392
Lease Rate/SF: \$1.59
Lease Type: Modified Gross
Available SF: 2,762 SF
Minimum SF: 2,762 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: MR2

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 1 / 12' X 12'
DH Doors/Dim: 0
A: 200 V: 120 O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1983R20
Whse HVAC: Yes
Parking Spaces: 5 / **Ratio:** 1.8:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,430 SF / 3
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 506 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2746010035

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

Listing #: 34288198 **Listing Date:** 04/21/2023

FTCF: CB250N000S000/A0AA

Notes: Call Agent/broker for rent promo! Lessee to independently verify all information contained herein. Broker/agent and owner/lessor make no representations and cannot verify its accuracy. Water & trash included In rent provided there's not excessive use.