

## 5707 Corsa Avenue, Suite 200, Westlake Village, CA 91362 | 818-223-4388

Available SF 2,762 SF

Lee & Associates

Industrial For Lease

Building Size 25,000 SF



Property Name: Address: Cross Streets:

## Northpark Industrial Park 9255 Eton Ave, Chatsworth, CA 91311

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	Sprinklered:	No	Office SF / #:	1,430 SF / 3
Lease Rate/SF:	\$1.59	Clear Height:	16'	Restrooms:	1
Lease Type:	Modified Gross	GL Doors/Dim:	1 / 12' X 12'	Office HVAC:	Heat & AC
Available SF:	2,762 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	506 SF
Minimum SF:	2,762 SF	A: 200 V: 120 0: W:		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1983R20	Include In Available:	No
Sale Price:	NFS			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:	Yes	Vacant:	Yes
Taxes:		Parking Spaces: 5	/ Ratio: 1.8:1/	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	West SFV
Zoning:	MR2	Specific Use:	Warehouse/Office	APN#:	2746010035
Listing Company:	Lee & Associates				
Agents:	<u>Erica Balin 818-444-4912, Drew Kaser 818-444-4922, Scott Caswell 818-444-4911</u>				
Listing #:	34288198	Listing Date:	04/21/2023	FTCF: CB250N000S000/AOAA	
Notes:	Call Agent/broker for rent promo! Lessee to independently verify all information contained herein. Broker/agent and owner/lessor make no representations and ca				









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