

**Available SF** 2,540 SF

**Industrial For Lease**
**Building Size** 25,000 SF

**Address:** 9319 Eton Ave, Chatsworth, CA 91311

**Cross Streets:** Eton Ave/Nordhoff St

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

<b>Lease Rate/Mo:</b>	\$4,039	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	1,658 SF / 5
<b>Lease Rate/SF:</b>	\$1.59	<b>Clear Height:</b>	16'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>	1 / 10'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,540 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	874 SF
<b>Minimum SF:</b>	2,540 SF	<b>A: 200 V: 120 O: 3 W:</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1983R23	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	5 / <b>Ratio:</b> 2.0:1/	<b>Vacant:</b>	Yes
<b>Taxes:</b>	No	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	MR2	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	West SFV
<b>Zoning:</b>	MR2			<b>APN#:</b>	2746010036

**Listing Company:** Lee & Associates

**Agents:** [Erica Balin 818-444-4912](#), [Scott Caswell 818-444-4911](#)
**Listing #:** 39271726

**Listing Date:** 08/01/2024

**FTCF:** CB250N000S000

**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.