

Available SF 6,259 SF

Industrial For Lease
Building Size 25,000 SF

Address: 9320 Deering Avenue, Chatsworth, CA 91311

Cross Streets: Eton Ave/Nordhoff St

50% Rental Abatement for 1st 6 Months
 Northpark Industrial Center
 Beautiful Garden Entrance
 Above Standard Improvements
 Water & Trash Included

Lease Rate/Mo:	\$9,576	Sprinklered:	No	Office SF / #:	3,792 SF / 3
Lease Rate/SF:	\$1.53	Clear Height:	16'	Restrooms:	5
Lease Type:	Modified Gross	GL Doors/Dim:	2 / 10'x12'	Office HVAC:	Heat & AC
Available SF:	6,259 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	1,880 SF
Minimum SF:	6,259 SF	A: 200 V: 120 O: 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 / 1982R23	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 12 / Ratio:	1.9:1	Vacant:	Yes
Taxes:	No	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	West SFV
Zoning:	MR2			APN#:	2746010036

Listing Company: Lee & Associates

Agents: [Scott Caswell 818-444-4911](mailto:scaswell@lee-re.com), [Erica Balin 818-444-4912](mailto:erica@lee-re.com)
Listing #: 42329586

Listing Date: 04/08/2025

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Broker/Agent and Owner/Lessor make no representations and cannot verify its accuracy. Water and trash included in the rent provided there is not excessive use.