

Available SF 2,352 SF

Industrial For Lease

Building Size 16,255 SF



Property Name: Northpark Industrial Park
Address: 9236 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

1 Month of Abatement per Year of Term
 Prestigious Northpark Industrial Park Location
 Rear Loading
 Beautifully Maintained Business Park
 Water & Trash Included In Rent

Lease Rate/Mo: \$3,646
Lease Rate/SF: \$1.55
Lease Type: Modified Gross
Available SF: 2,352 SF
Minimum SF: 2,352 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: 15'
GL Doors/Dim: 1 / 10'x12'
DH Doors/Dim: 0
A: 200 V: 120 O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1983R23
Whse HVAC: No
Parking Spaces: 4 / Ratio: 1.7:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 900 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: West SFV
APN#: 2746-010-035

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](mailto:ebalin@lee-re.com), [Scott Caswell 818-444-4911](mailto:scott@lee-re.com)

Listing #: 41173627

Listing Date: 10/01/2024

FTCF: CB250N000S000

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.