

Available SF 2,352 SF

Industrial For Lease

Building Size 16,255 SF



**Property Name:** Northpark Industrial Park  
**Address:** 9230 Deering Ave, Chatsworth, CA 91311  
**Cross Streets:** Eton Ave/Deering Ave

1 Month of Abatement per Year of Term  
 Prestigious Northpark Industrial Park Location  
 100% HVAC/Rear Loading/End Unit  
 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' x 12'  
**DH Doors/Dim:** 0  
**A: 200 V: 120 O: W:**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1983R23  
**Whse HVAC:** Yes  
**Parking Spaces: 4** / **Ratio: 1.7:1/**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 900 SF / 3  
**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](#), [Scott Caswell 818-444-4911](#)

**Listing #:** 34288000

**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.