

Available SF 2,657 SF

Industrial For Lease

Building Size 16,255 SF



Property Name: Northpark Industrial Park
Address: 9242 Deering Ave, Chatsworth, CA 91311
Cross Streets: Eton Ave/Deering Ave

Prestigious Northpark Industrial Center Location
 100% HVAC / Rear Loading
 Beautifully Maintained Business Park
 1 Month of Abatement Per Year of Term

Lease Rate/Mo: \$4,118
Lease Rate/SF: \$1.55
Lease Type: Modified Gross
Available SF: 2,657 SF
Minimum SF: 2,657 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 / 1983R22
Whse HVAC: Yes
Parking Spaces: 5 / **Ratio:** 1.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 900 SF / 4
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 450 SF
Include In Available: Yes
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 #: 43659930

Listing Date: 11/03/2025

FTCF: CB250N000S000/A0AA

Notes: Lessee to independently verify all information contained herein. Broker/Agent/Owner make no representations as to the accuracy as it has been obtained from third party sources.

